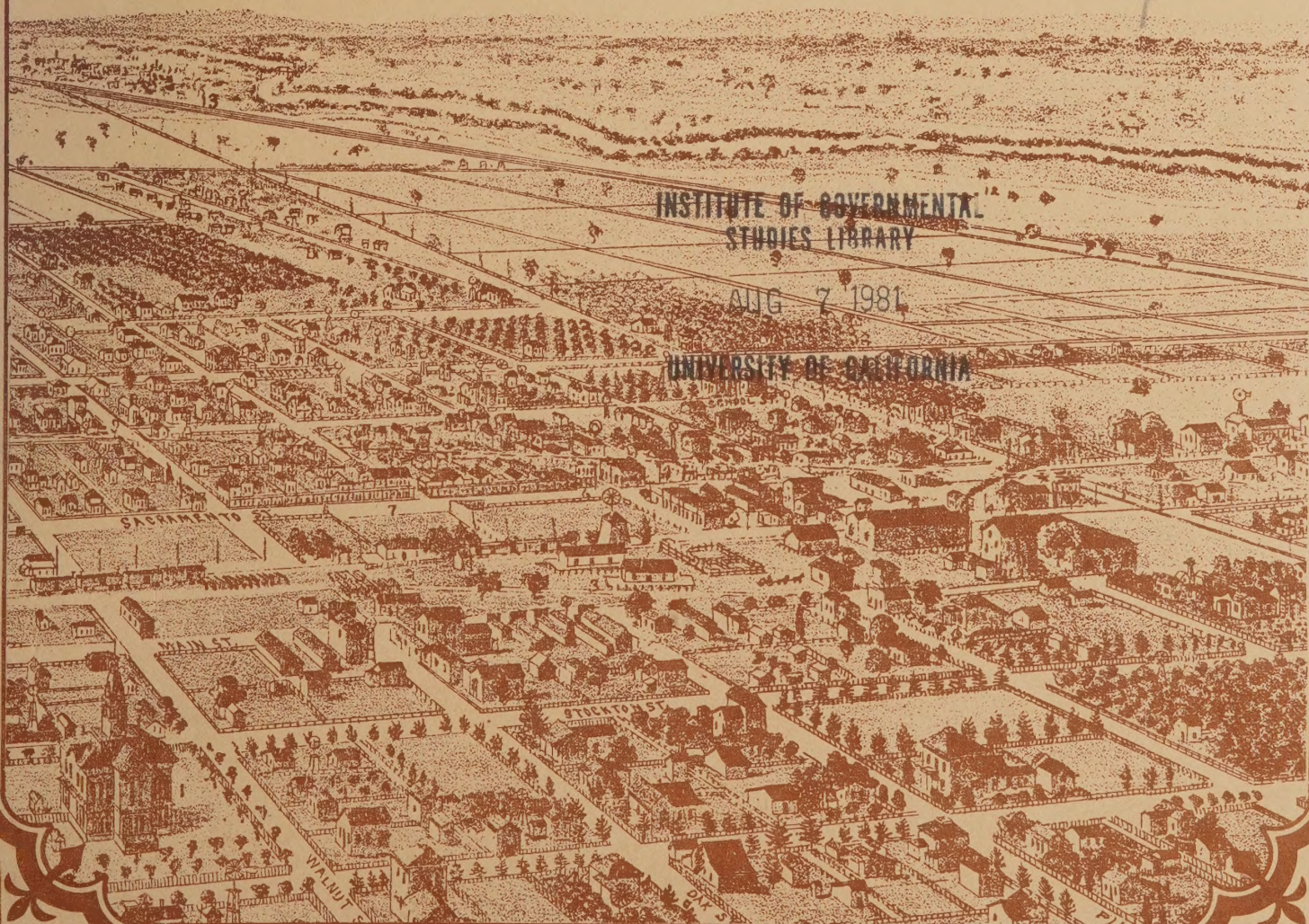


CITY OF LODI

DEVELOPMENT INFORMATION



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The purpose of this booklet is to provide interested groups or individuals and potential developers a source of factual information about the City's past, present and future urban development with an emphasis on residential land use. The booklet was first printed in 1975/1976 by the Community Development Department as 'Residential Growth Statistics.' The second edition was printed in 1978, and photocopy excerpts of a preliminary 1981 edition were distributed on a limited basis. The 1981 edition is incorporated in this booklet.

Development within the City of Lodi is based on policies adopted by the City Council. Individuals interested in developing in Lodi or those seeking more detailed information about the City's growth should contact:

CITY OF LODI

*Community Development Department
221 West Pine Street
Lodi, CA 95240
(209) 334-5634, ext. 257*

DEVELOPMENT INFORMATION

April, 1981

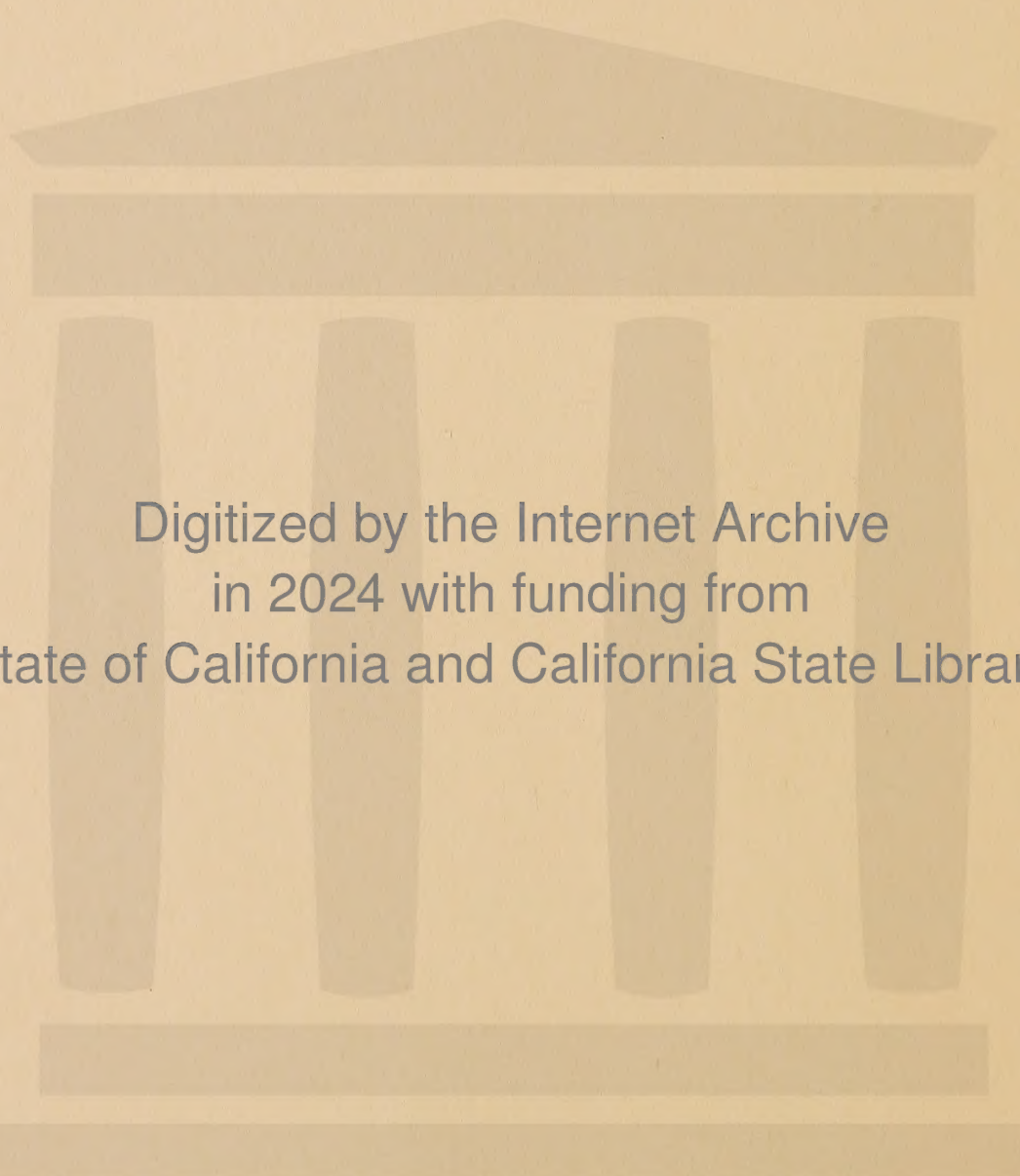
Prepared by

COMMUNITY DEVELOPMENT DEPARTMENT

City of Lodi, California

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POPULATION

Lodi has experienced a relatively steady rate of population increase over the last 20 years, as shown on Exhibit 1.

The population of the City of Lodi has increased at an average rate of 650 persons per year. This equates to an average annual percentage increase, or population growth rate, of 2.36%/year over the last 20 years. The percentage increase, in five year increments, is shown in Exhibit 1.

NOTE: The average annual percentage increases, or growth rates, were computed by the Research and Programming Section of the San Joaquin County Planning Department. The computations were done by computer using a programmed formula and the census counts as shown on Exhibit 1.

Annual estimates of population for the City are made each year by the State Department of Finance. These estimates are not included in this book; however, they are available from the Community Development Department in City Hall.

Figures for San Joaquin County and the six incorporated cities (Exhibit 2) are included below for comparison purposes and for those interested in potential industrial, commercial or professional development in the City of Lodi.

Commercial and professional interests might also wish to contact the Planning Departments in adjoining areas for population information, as Lodi's commercial and professional services meet many of the needs of residents of northern San Joaquin County; the Walnut Grove and Galt areas of Sacramento County; the Rio Vista area in Solano County; and the foothill communities in Amador and Calaveras Counties. This relationship, and Lodi's accessible location, have made the City a subregional center.

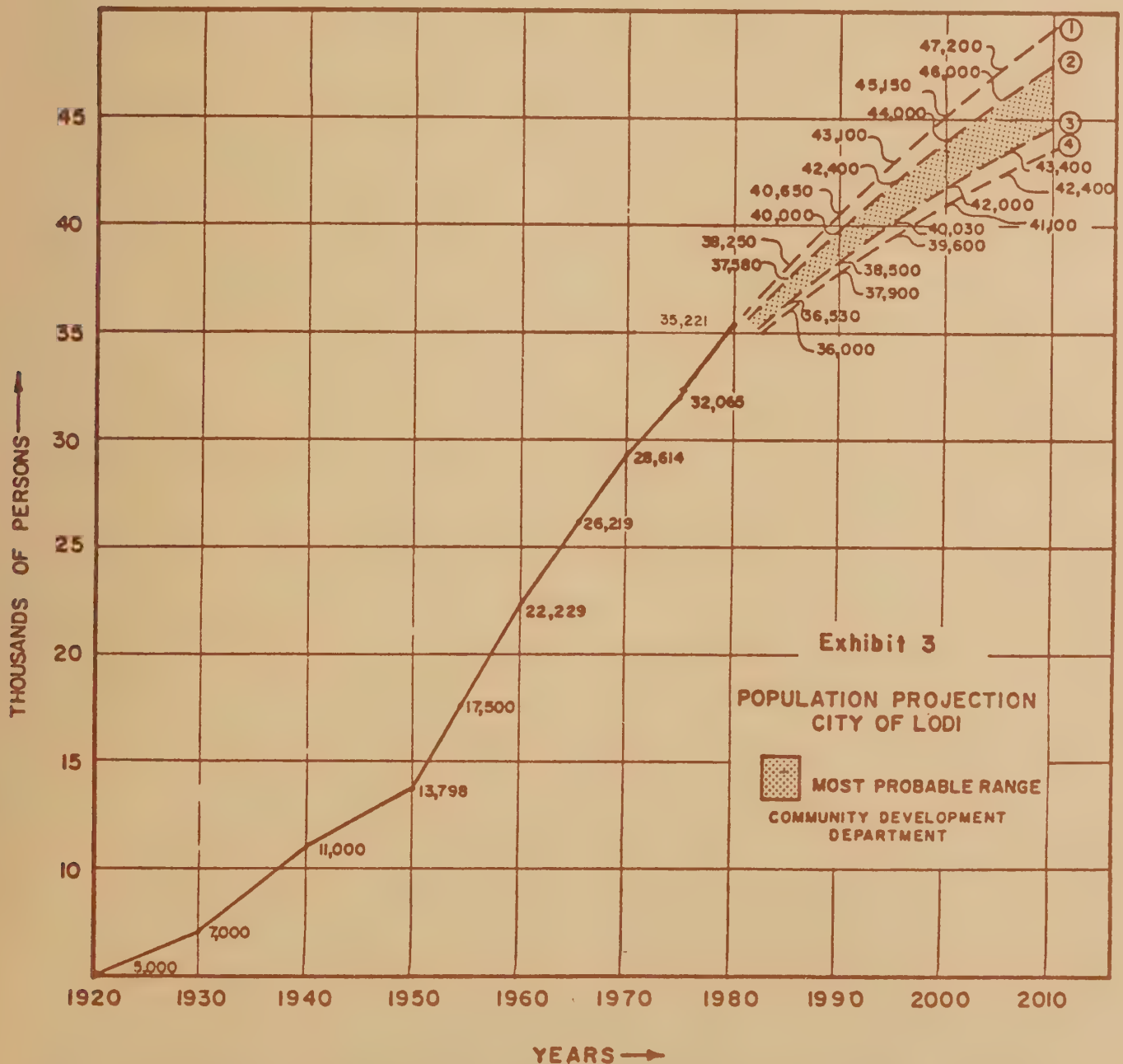
Exhibit 1
CITY OF LODI POPULATION
1960 - 1980

| FEDERAL CENSUS | | | | |
|----------------|-------------------------|-------------|------------------------|--------------------|
| <u>YEAR</u> | <u>POPULATION COUNT</u> | <u>YEAR</u> | <u>ACTUAL INCREASE</u> | <u>GROWTH RATE</u> |
| 1960 | 22,229 | 1960-1966 | 4,789 | 3.31% |
| 1966 | 27,018 | 1966-1970 | 1,673 | 1.51% |
| 1970 | 28,691 | 1970-1975 | 3,374 | 2.23% |
| 1975 | 32,065 | 1975-1980 | 3,156 | 2.01% |
| 1980 | 35,221 | 1960-1980 | 12,992 | 2.36% |

Exhibit 2
SAN JOAQUIN COUNTY POPULATION
1970 to 1980

| | <u>1980</u> | <u>1970</u> | <u>CHANGE</u> | <u>% CHANGE</u> |
|---------------------|-------------|-------------|---------------|-----------------|
| San Joaquin County | 347,342 | 291,073 | 56,269 | 19.3 |
| Escalon | 3,127 | 2,366 | 761 | 32.2 |
| Lodi | 35,221 | 28,691 | 6,530 | 22.8 |
| Manteca | 24,925 | 13,845 | 11,080 | 80.0 |
| Ripon | 3,509 | 2,679 | 830 | 31.0 |
| Stockton | 149,779 | 109,963 | 39,816 | 36.2 |
| Tracy | 18,428 | 14,724 | 3,704 | 25.2 |
| Unincorporated Area | 112,353 | 118,805 | - 6,452 | - 5.4 |

Lodi's projected population is graphed on Exhibit 3. The figures given reflect the assumption that Lodi will continue to grow at a steady rate, as in the past. The final 1980 Federal Census counts will provide a new base for revising the projections late in 1981. When the 1980 Census data is available, a booklet containing detailed population statistics will also be prepared for public distribution.



- GROWTH RATES:**
- ① 1950-70 (Line of Least Deviation - Least Squares Method)
 - ② 1950-72 (" " ")
 - ③ 1950-65 Growth rate as adjusted to 1970-75 D-150 Fertility Rate Base
 - ④ 1950-65 Growth Rate

LAND USE

Lodi received its start in 1869, when the town of Mokelumne Station was founded. The agriculturally oriented community grew up rapidly around the Oakland-Sacramento line of the Central Pacific Railroad to be incorporated as the City of Lodi on December 6, 1906. Since that date there have been 167 annexations to the City including 160 acres of the White Slough Water Pollution Control Facility on White Slough in the California Delta. As of January 1, 1981, the incorporated area of Lodi contained 5,602.29 acres of 8.76 square miles (including 160 acres at White Slough. Many of the annexations included property that had been wholly or partially developed in the County. A complete listing of annexations is available from the Community Development Department in City Hall. Further information on Lodi's history is available through the Reference Librarian at the Lodi Public Library.

5,442.29

Eighty-three percent (83%) of the City's ~~4,556.29~~ 5,442.29 acres of contiguous incorporated territory is developed in streets; railroad property; floodplain; schools; parks; public buildings and uses; churches; and residential, commercial and industrial uses. A detailed breakdown of existing land use is currently not available; however, the following discussion will provide a general picture of Lodi's land use, which is also reflected in the City's zoning map which is available in the City Hall.

Lodi's land uses are connected by approximately 128 miles of roads and streets, which comprise about 20% of the developed land area. Streets and schools are discussed in detail on pages 36 and 37. The City is also served by a main line of the Southern Pacific Railroad and the Central California Traction Railroad. Other than dial-a-ride for senior citizens, there is no intra-city public transportation system in Lodi at this time; however, Continental Trailways and Greyhound provide inter-city service. Freight rail service is readily available in Lodi and passenger rail service is available in Stockton and Sacramento, where major airline and air freight service is also available. Both cities also have port facilities.

The City maintains approximately 280 acres of land for public recreational purposes, including six drainage basin parks (discussed in detail on page 28); 11 neighborhood/community parks; Lodi Lake Park and Wilderness Area on the Mokelumne River; and the Grape Bowl. Recreational programming is done through the City Recreation and Parks Department, in cooperation with numerous community groups. The Old Lodi Union High School campus on Hutchins Street is under study for possible development as a community center. The City also owns and operates a 96,279 volume, full-service library under the direction of a Library Board. The library is housed in new quarters on Locust Street, a short distance from the City Hall.

Industrial

Lodi has a number of large industries, many of which are agriculturally oriented. For further information on the City's industry, interested parties should contact the Chamber of Commerce. A 1975 amendment to the Lodi General Plan established the area east of State Route 99 as the major industrial area; however, most of the older industries are in an industrial corridor along the Southern Pacific Railroad tracks.

Commercial

Neighborhood and community commercial uses are located throughout the City; however, the downtown area continues as the City's commercial core, where merchants are actively involved in development of a revitalization program. There is significant commercial activity along Cherokee Lane (Old Highway 99), Lodi Avenue, and Kettleman Lane (State Route 12), where a major shopping center is currently under construction. Professional offices are concentrated primarily in four areas of the City, with two additional areas in the planning stages.

Residential

Residential land use within the City of Lodi is primarily single-family; however, a variety of housing units are available. The 1980 Census counted 14,753 (preliminary count) living units within the City of Lodi, including all types of group care facilities where people live on a permanent basis, i.e. rest homes; boarding homes; single rooms in hotels and motels; mobile-home parks; retirement complexes; and, of course, condominiums, multi-unit complexes, and single-family dwellings. A detailed breakdown of the housing stock is anticipated by late 1981. Housing unit totals for the City of Lodi from the Federal Censuses over the last 30 years are given in Exhibit 4.

Based on the Census information, the average annual increase in housing units during this period was 327 units per year.

EXHIBIT 4
HOUSING UNITS 1950 - 1980
CITY OF LODI

| <u>CENSUS YEAR</u> | <u>TOTAL NUMBER HOUSING UNITS</u> | <u>NUMBER NEW UNITS SINCE PREVIOUS CENSUS</u> | <u>AVERAGE ANNUAL INCREASE</u> |
|------------------------|---------------------------------------|---|------------------------------------|
| 1950 | 4,928 | - | - |
| 1960 | 7,896 | 2,968 | 297 |
| 1970 | 10,319 | 2,423 | 242 |
| 1975 | 12,750 | 2,431 | 486 |
| 1980 | 14,811 | 2,061 | 412 |

SOURCE: Federal Census Counts

The annual increase in dwelling units in Lodi over the last 30 years, based on building permit data, is summarized in Exhibit 5 and illustrated in graph form on Exhibit 6. The average annual increase is 311 units per year.

NOTE: This average is lower than that obtained using census data because it includes only newly constructed residential units (excluding mobilehomes) and does not take into account all of the housing unit types counted in the census.

Exhibit 5

**ACTUAL INCREASE IN DWELLING UNITS - BY TYPE & YEAR
1950 - 1980**

| YEAR | SINGLE FAMILY | DUPLEXES | APARTMENTS | CONDOMINIUMS | MOBILE HOME SPACES (1) | TOTAL NEW DWELLING UNITS |
|------|---------------|----------|------------|--------------|------------------------|--------------------------|
| 1950 | 188 | 24 | 16 | | | 228 |
| 1951 | 158 | 28 | 35 | | | 221 |
| 1952 | 216 | 18 | 7 | | | 241 |
| 1953 | 341 | 12 | 11 | | | 364 |
| 1954 | 384 | 16 | -9 | | | 391 |
| 1955 | 272 | 2 | -5 | | | 269 |
| 1956 | 255 | 8 | -3 | | | 260 |
| 1957 | 220 | -6 | -4 | | | 210 |
| 1958 | 267 | 10 | -1 | | | 276 |
| 1959 | 238 | 14 | 13 | | | 265 |
| 1960 | 293 | 42 | 20 | | | 355 |
| 1961 | 233 | 18 | 24 | | 69 | 275 |
| 1962 | 188 | 40 | 115 | | | 343 |
| 1963 | 170 | 58 | 109 | | | 337 |
| 1964 | 220 | 28 | 11 | | | 259 |
| 1965 | 236 | 20 | 70 | | 14 | 326 |
| 1966 | 189 | 10 | 24 | | | 223 |
| 1967 | 125 | 8 | 48 | | | 181 |
| 1968 | 68 | 10 | 83 | | | 161 |
| 1969 | 68 | 30 | 81 | 10 | | 189 |
| 1970 | 112 | 46 | 93 | 12 | | 263 |
| 1971 | 148 | 10 | 111 | 22 | | 291 |
| 1972 | 142 | 46 | 500 | 13 | 241 | 701 |
| 1973 | 149 | 38 | 198 | 13 | | 398 |
| 1974 | 94 | 84 | 120 | 20 | -18 | 311 |
| 1975 | 75 | 78 | 74 | 44 | 0 | 268 |
| 1976 | 91 | 50 | 49 | 8 | 0 | 198 |
| 1977 | 203 | 26 | 48 | 21 | 0 | 298 |
| 1978 | 235 | 58 | 249 | 6 | 0 | 548 |
| 1979 | 191 | 54 | 136 | 0 | 0 | 381 |
| 1980 | 77 | 8 | 66 | 150 | 0 | 301 |

(1) Total New Dwelling Units in the last column, does not include Mobile Home Spaces.

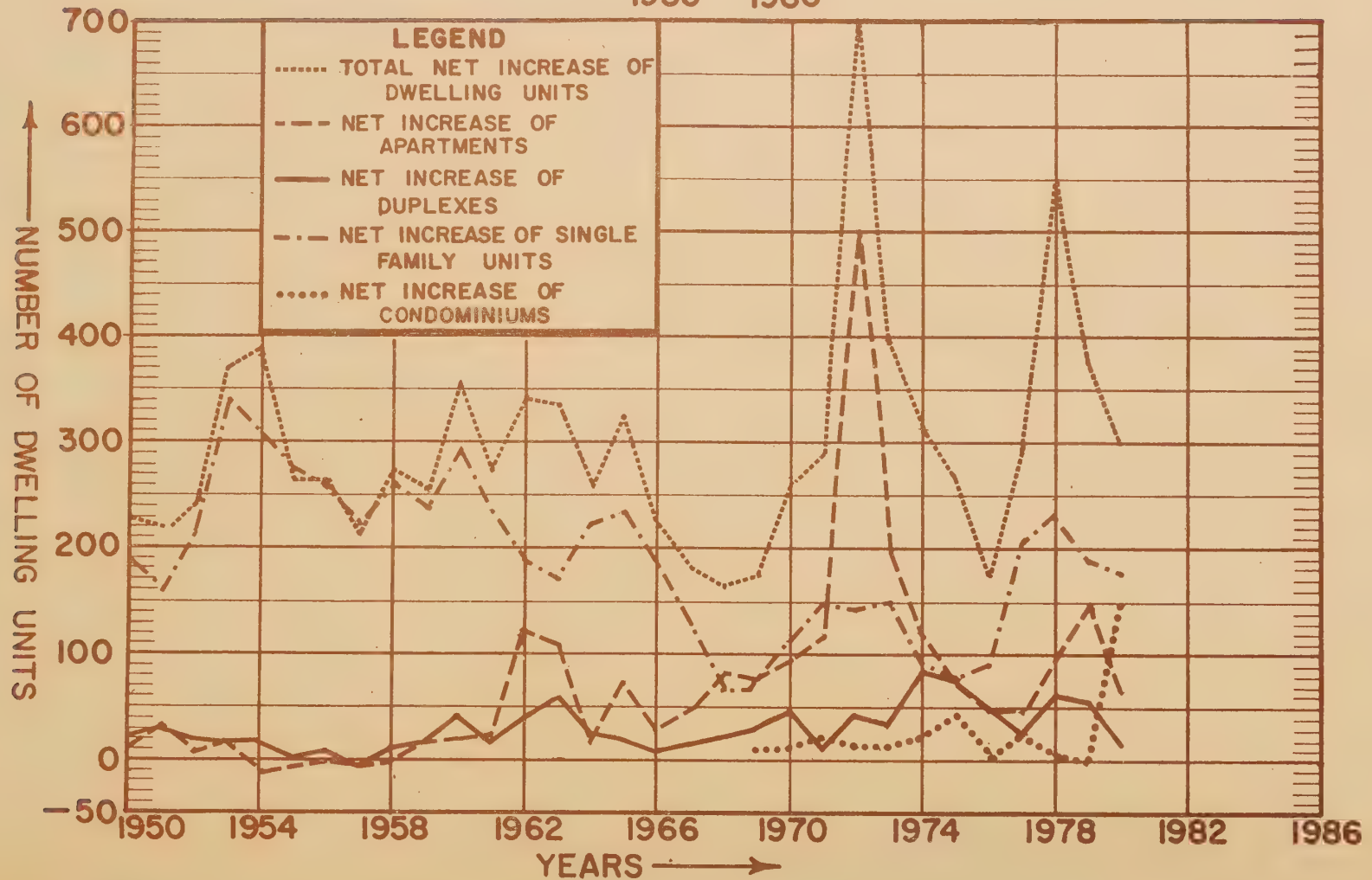
1/1/81

(2) All figures indicate Total Building Permits issued minus Demolitions by Housing Type.

Lodi Planning Department
Lodi, California

Exhibit 6

CITY OF LODI
NET INCREASE IN DWELLING UNITS
BY TYPE & YEAR
1950—1980



Undeveloped Land

Approximately 17% of the land area within the current City limits is considered "undeveloped."

NOTE: "Undeveloped" as used in Exhibits 7 and 8 means only that a building permit was not issued for construction on the subject parcels as of January 1, 1981.

Many of the larger parcels are still in agricultural production. Continued agricultural production is encouraged on "undeveloped" land within the City limits. Lodi is in a fortunate position in that much of the land is in a permanent crop when it comes into the City. It goes without saying, that farming land adjoining urban development is more difficult than farming land apart from the City. In some cases, what appears (and has been counted) as "undeveloped" land, may actually be intentional on the part of the land-owner. For instance certain industrial developments retain a portion of the property in agriculture as a buffer.

Exhibit 7

LAND USE ACREAGES WITHIN THE CITY

| | <u>Acres</u> | <u>% of Total</u> |
|---|-------------------|-------------------|
| Total Gross Acres Within the City Limits | 5,446.29 | 100% |
| Assuming 20% for streets | - <u>1,089.26</u> | 20% |
| Total net acres within the City Limits | 4,357.03 | |
| Total net acres undeveloped land | - <u>948.60</u> | 17% |
| Total net acres all other land uses within the City Limits | 3,408.43 | 63% |

A breakdown of the 948 "undeveloped" acres within the City Limits (as of January 1, 1981) is given in Exhibit 8.

Residential acreage is further analyzed in Exhibit 9.

Exhibit 11 is a listing of residential projects and subdivisions that are in-process within the City. The map numbers on the listing correspond to the project locations on Exhibit 10. 2,163 dwelling units, over half of which are to be single family homes, are scheduled for construction.

Exhibit 8

UNDEVELOPED LAND WITHIN THE CITY

| <u>ZONING CATEGORY</u> | <u>NET ACRES</u> | |
|--|------------------|--------------|
| Industrial | | |
| M-2 (heavy industrial) | 262.5 | |
| M-1 (light industrial) | 22.5 | |
| C-M (Commercial-light industrial) | 9.4 | |
| Unclassified Industrial (R-1 on map) | <u>78.9</u> | |
| Total Industrial Acres | | 373.3 |
| Commercial | | |
| C-2 (general commercial) | 76.8 | |
| C-1 (neighborhood commercial) | 7.9 | |
| RCP (residential-commercial-professional) | 35.8 | |
| C-S (commercial shopping) | <u>13.0</u> | |
| Total Commercial Acres | | 133.5 |
| Residential (see Exhibit 9) | | |
| Net acres in developments underway | 89.8 | |
| Net acres in developments not started | 180.6 | |
| Acres in 17 "large" parcels | 86.2 | |
| Acres in 59 "small" parcels (9,000 sq. ft. avg. size) | 12.2 | |
| Net acres in Kennedy Ranch | <u>73.0</u> | |
| Total Residential Acres | | <u>441.8</u> |
| Total Acres Undeveloped Within City Limits | | 948.6 |

¹ Industrial and commercial acreage was computed parcel-by-parcel using a zoning map, assessor books, and aerial photo (11/80). Residential acreage was taken from Exhibit 9 , using an average lot size times the number of lots, in partially developed subdivisions.

An average of 311 new dwelling units are added to the City's housing stock annually (based on a 30 year average of residential building permits - see Exhibit 5). Assuming construction at this average rate, under normal economic conditions, it would take approximately 10 years to completely buildout all of the residential land inside the current City limits which is described in Exhibit 9 .

NOTE: There are a number of factors which bear on this estimate; therefore, it should not be interpreted as an absolute.

Lodi has no adopted policy on the amount of undeveloped residential land that is desirable within the City limits; however, the average in the past has been enough land to accommodate immediate construction of between 1,200 and 1,800 units at any given time. This is equal to a construction potential of 4 to 6 years at the average rate of 311 units per year, and has been regulated by the market place in the past, without resulting in a high vacancy rate at any one time. This has been a significant factor in the maintenance of housing availability within the City.

There are a number of new homes currently vacant within the City limits because home financing is not generally available at an affordable interest rate.

The 1980 Census will have vacancy rate information. A City-compiled vacancy rate is not available at this time.

Exhibit 9

SUMMARY OF UNDEVELOPED RESIDENTIAL LAND WITHIN THE LODI CITY LIMITS

January, 1981

UNBUILT UNITS IN APPROVED DEVELOPMENTS (see Exhibit 11)

| | | |
|---------------------|--|---------------------------|
| Single family units | (assume 61 units for Lodi South) | 1125 unbuilt units |
| Duplexes | (includes zero-lot-line single family) | 152 Unbuilt units |
| Multiple units | | 886 Unbuilt units |
| | | <u>2163 Unbuilt units</u> |

MAXIMUM POTENTIAL UNITS ON "VACANT" RESIDENTIAL PARCELS

| | | |
|---------------------------------|--|---|
| Kennedy Ranch | (Planned for low density residential 10 units/acre) 73 net acres (91 gross acres) x 10 units/acre (This land is currently zoned UH and is not developable at this time) | 730 units maximum |
| Larger Vacant Parcels | Zoned R-1 (5 u/ac) 9 parcels with 17.12 gross acres Zoned R-2 (10 u/ac) 4 parcels with 18.50 gross acres Zoned RMD (40 u/ac) 3 parcels with .70 gross acres Zoned RHD (80 u/ac) 1 parcel with .41 gross acres | 86 units maximum 185 units maximum 28 units maximum 32 units maximum |
| Smaller Vacant Residential Lots | (ie. less than 10,000 square feet) Various zones throughout the City | 59 parcels |

TOTAL UNITS MAXIMUM (excluding small parcels)

3224 units maximum

NOTES: 20% is the average figure used for streets in determining net acres. Zoning density is based on net acres; however, larger vacant parcels and the maximum units are calculated with gross acres

Single-family units can be built on duplex lots in approved subdivisions

Commercially zoned parcels (excluding those in PD zones) can be used for residential units at RHD density

Development of the larger and smaller vacant parcels to maximum density will be nearly impossible due to design limitations as a result of parcel configuration. Most development is done at substantially lower densities than maximum planned.

Exhibit 10

RESIDENTIAL PROJECTS IN-PROCESS IN LODI

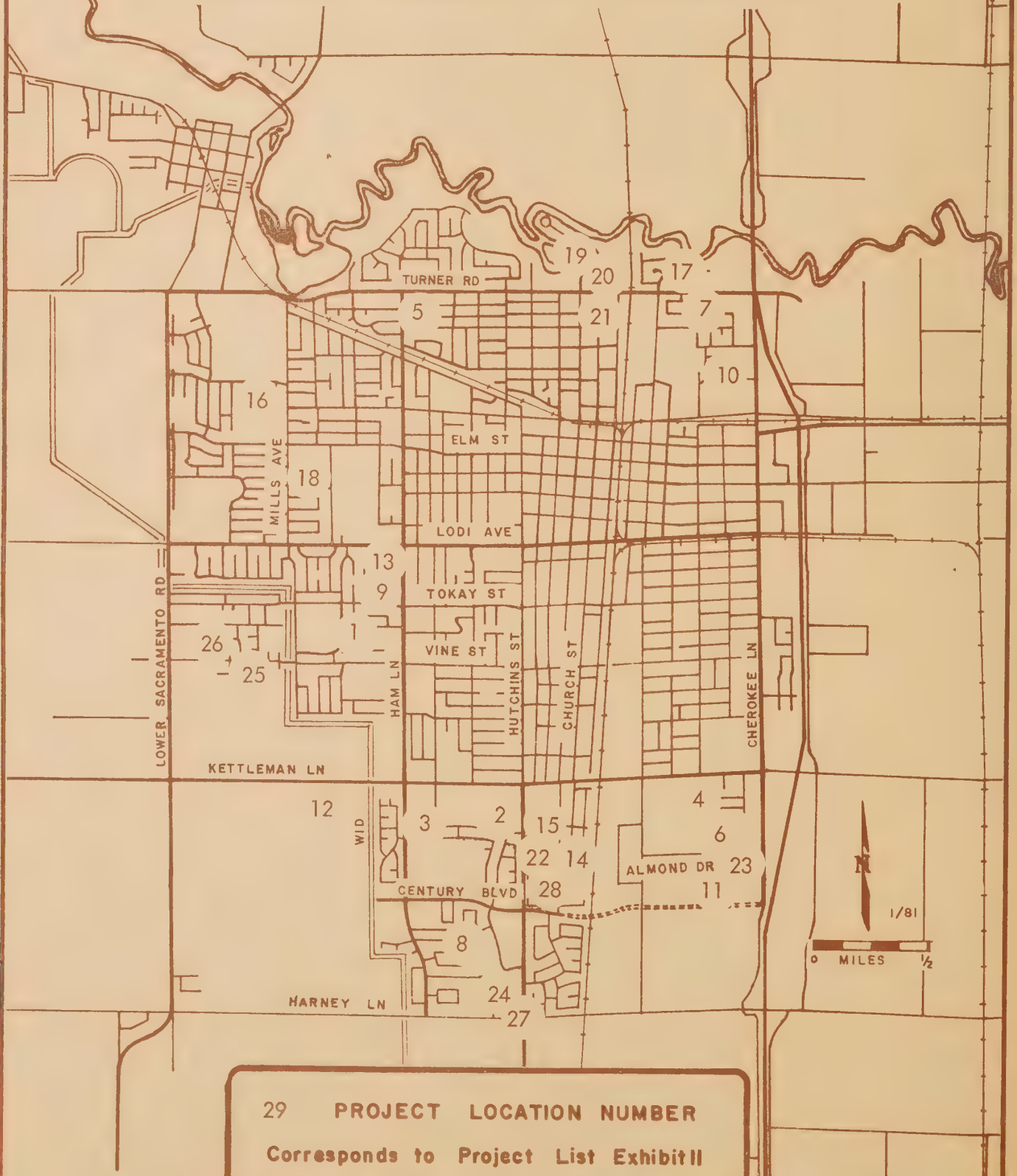


Exhibit II
RESIDENTIAL PROJECTS AND SUBDIVISIONS
IN LODI

Current to January, 1981

| RESIDENTIAL SUBDIVISION OR PROJECT | MAP NO. | TOTAL RESIDENTIAL ACRES | NUMBER SINGLE- FAMILY UNITS | | | NUMBER DUPLEX/ 0-LOTLINE UNITS | | | NUMBER MULTIPLE UNITS | | | COMMENTS |
|--|------------|----------------------------|--------------------------------|-----------------------------|---------|-----------------------------------|-----------------------------|---------|--------------------------|-----------------------------|---------|--------------------------|
| | | | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | |
| AARON TERRACE | 1 | 3.4 | 14 | 0 | 14 | - | - | - | - | - | - | Planned Unit Development |
| BECKMAN ESTATES | 2 | 5.4 | - | - | - | - | - | - | 39 | 39 | 0 | |
| BECKMAN RANCH | 3 | | | | | | | | | | | |
| Unit #1 | | 17.36 | 63 | 63 | 0 | 22 | 22 | 0 | 26 | 26 | 0 | Tentative Map only |
| Unit #2 | | 19.60 | 69 | 56 | 13 | 32 | 32 | 0 | - | - | - | |
| Unit #3 | | 22.80 | 95 | 18 | 77 | 26 | 8 | 18 | - | - | - | |
| Unit #4 | | 18.60 | 77 | 0 | 77 | - | - | - | - | - | - | |
| Unit #5 | | 20 | 63 | 0 | 63 | - | - | - | 20 | 0 | 20 | |
| BURGUNDY VILLAGE | 4 | 5± | 32 | 0 | 32 | - | - | - | - | - | - | Tentative Map only |
| BURLINGTON MANOR | 5 | 5.5 | 26 | 6 | 20 | - | - | - | - | - | - | Condominiums |
| CAMBRIDGE PLACE | 6 | 8.5 | - | - | - | - | - | - | 160 | 46 | 114 | |
| COLONY RANCH | 7 | 25.2 | 104 | 0 | 104 | 34 | 0 | 34 | - | - | - | |
| ENGLISH OAKS MANOR | 8 | | | | | | | | | | | |
| Unit #6 | | 10.0 | 40 | 23 | 17 | - | - | - | - | - | - | |
| Unit #7 | | 12 | 47 | 16 | 31 | - | - | - | - | - | - | |

| RESIDENTIAL SUBDIVISION OR PROJECT | MAP NO. | TOTAL RESIDENTIAL ACRES | NUMBER SINGLE- FAMILY UNITS | | | NUMBER DUPLEX/ 0-LOTLINE UNITS | | | NUMBER MULTIPLE UNITS | | | COMMENTS |
|--|------------|----------------------------|--------------------------------|-----------------------------|---------|-----------------------------------|-----------------------------|---------|--------------------------|-----------------------------|---------|------------------------------|
| | | | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | |
| HOMESTEAD MANOR | 9 | | | | | | | | | | | |
| Unit #1 | | 12.9 | 52 | 50 | 2 | - | - | - | - | - | - | |
| Unit #2 | | 9.7 | 44 | 36 | 8 | - | - | - | - | - | - | |
| Unit #3 | | 10.7 | 28 | 17 | 11 | 46 | 8 | 38 | - | - | - | |
| HOMESTEAD OAKS | 10 | .76 | - | - | - | - | - | - | 20 | 0 | 20 | Was Bennett/Arnold |
| JOHNSON TANDY | 11 | 41.5 | 176 | 0 | 176 | 24 | 0 | 24 | 61 | 0 | 61 | Development Plan Approved |
| Unit #1 | | - | - | - | - | - | - | - | - | - | - | Tentative Map only |
| LAKESHORE VILLAGE | 12 | 50.4 | 199 | 0 | 199 | - | - | - | 239 | 0 | 239 | Lake-20.26 ac.; Rec- .55 ac; |
| Unit #1 | | 28 | - | - | - | - | - | - | - | - | - | Com'l-13 ac |
| | | | | | | | | | | | | Tentative Map approved only |
| LAS CASITAS | 13 | 10.0 | - | - | - | - | - | - | 92 | 0 | 92 | Condominiums |
| LODI SOUTH | 14 | 10.65 | unk | - | - | unk | - | - | unk | - | - | 61 parcels approved on |
| | | | | | | | | | | | | Tentative Map. Now |
| | | | | | | | | | | | | proposing condos. |
| | | | | | | | | | | | | R-2 & R-GA zoning; |
| | | | | | | | | | | | | No. units unknown. |
| MATTHEWS ESTATES (Diablo Meadows) | 15 | | | | | | | | | | | |
| | | 11.4 | 49 | 14 | 35 | 22 | 20 | 2 | 3 | 3 | 0 | |
| MILLSWOOD | 16 | | | | | | | | | | | |
| Unit #1 | | 11.2 | 53 | 10 | 43 | 8 | 0 | 8 | - | - | - | |
| Unit #2 | | 3 | 8 | 2 | 6 | 8 | 0 | 8 | - | - | - | |
| MOKELUMNE VILLAGE | 17 | 33.1 | 90 | 3 | 87 | 48 | 28 | 20 | - | - | - | 28 Units are condominiums. |
| PINEWOOD | 18 | 2.1 | 13 | 0 | 13 | - | - | - | - | - | - | Tentative Map approved only |
| RIVERGATE-MOKELUMNE | 19 | 29.3 | 50 | 21 | 29 | - | - | - | - | - | - | |

Current to 1/1/81

| RESIDENTIAL SUBDIVISION OR PROJECT | MAP NO. | TOTAL RESIDENTIAL ACRES | NUMBER SINGLE- FAMILY UNITS | | | NUMBER DUPLEX/ O-LOTLINE UNITS | | | NUMBER MULTIPLE UNITS | | | COMMENTS |
|--|------------|----------------------------|--------------------------------|-----------------------------|---------|-----------------------------------|-----------------------------|---------|--------------------------|-----------------------------|---------|--|
| | | | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | Proposed or Approved | Completed or Have Permit | Unbuilt | |
| RIVERGATE | 20 | 17 ¹⁺ | 70 | - | - | - | - | - | - | - | - | Common-wall planned development condo clusters. Portion of above total. |
| Unit #1 | | - | 13 | 0 | 13 | - | - | - | - | - | - | |
| SANGUINETTI PARK | 21 | 8.5 | - | - | - | - | - | - | 130 | - | 130 | No approved Use Permit for residential. P-D 17 includes commercial and industrial uses. |
| STONEBROOK | 22 | 1.18 | - | - | - | - | - | - | 30 | - | 30 | |
| STONETREE (Evans) | 23 | 5.7 | - | - | - | - | - | - | 90 | - | 90 | Proposed condos. Tentative Map approved only. |
| SULLIVAN OAKS | 24 | .83 | - | - | - | - | - | - | 16 | 0 | 16 | |
| SUNWEST Unit #3 | 25 | 14.4 | 54 | 25 | 29 | - | - | - | - | - | - | 2 parcels of original Winchester Acres/condos. Tentative Map approved only. |
| WESTWIND | 26 | 4.9 | 22 | 17 | 5 | - | - | - | - | - | - | |
| WINCHESTER OAKS | 27 | 6.11 | - | - | - | - | - | - | 122 | 78 | 44 | Remainder of residential portion of Winchester Acres Phased apartment/condo project. |
| WOODBROOK | 28 | 5 | - | - | - | - | - | - | 70 | 0 | 70 | |

Current to 1/1/81



GENERAL PLAN

The City of Lodi adopted, and published, a "Master Plan" in 1955; however, meeting the needs of residents and businesses, and planning for the future of the City, have always been important. Major planning and implementation decisions made over 60 years ago have resulted in significant financial, time and resource savings. The City General Plan carries on this tradition, providing a basis for specific land use decisions and a framework for development and implementation of the City's public services and utility systems (discussed on pages 27 to 35).

A complete chronology of planning-related decisions affecting the City of Lodi is in Appendix A . Included in the chronology are the dates pertinent to each of the City's eight General Plan Elements (the Scenic Highways requirement was waived.) Copies of the map of the Land Use/Circulation Element of the City General Plan are available in City Hall. The map is updated whenever there are amendments (permitted only three times per year) and copies are on file with the Board of Realtors , the City Library and the Lodi District Chamber of Commerce.

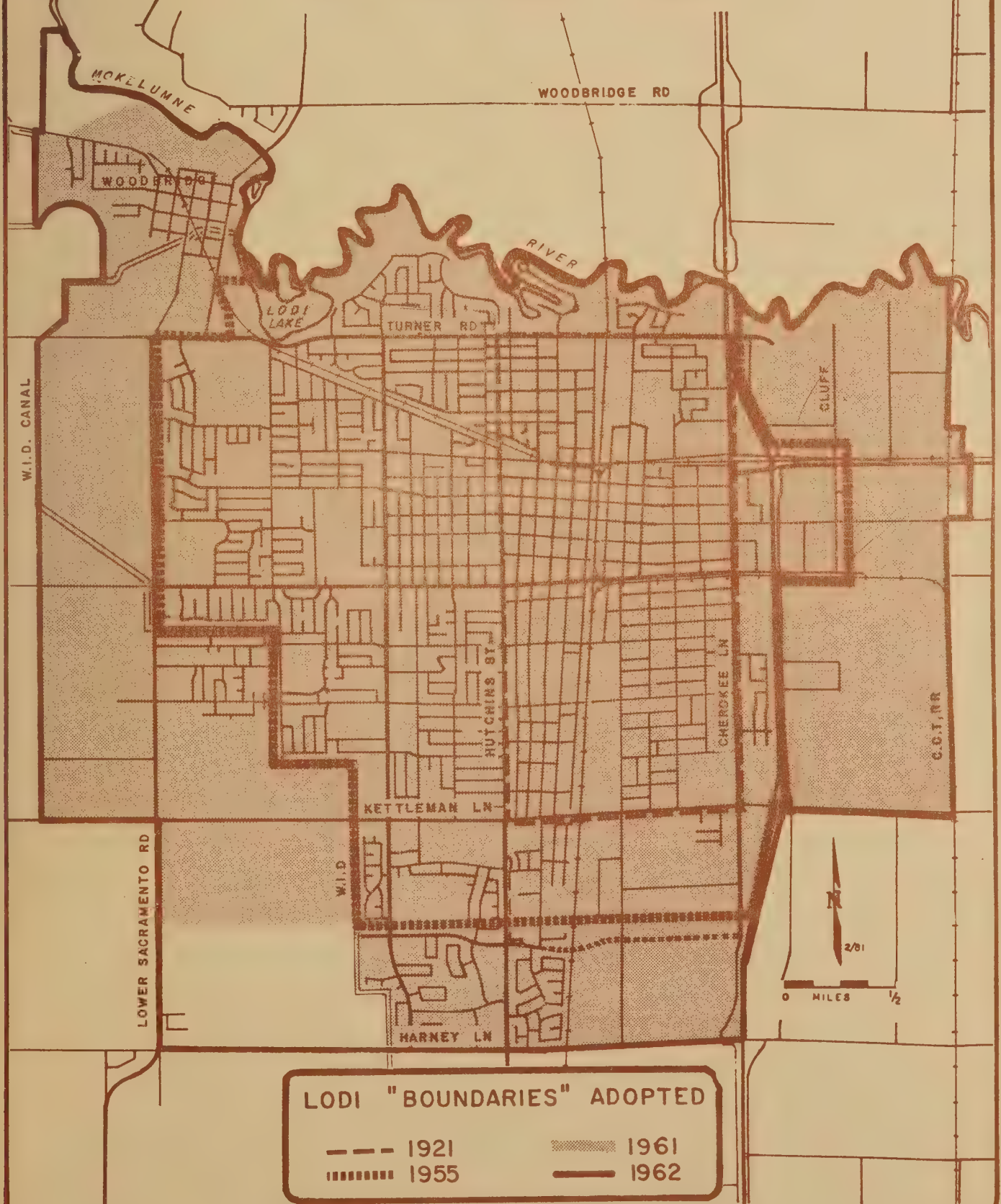
Urban Growth Boundary

Unlike most California cities, an adopted growth boundary is not a new concept for the City of Lodi. The City has had "defined boundaries" since 1921, when the Lodi City Planning Commission adopted a motion setting the "boundaries" as shown on Exhibit 12. After adoption of the Zoning Ordinance in 1952, a Zoning Committee was created for ordinance administration, thereby releasing the Planning Commission from the duties of zoning adjustments and variances, permitting major attention to focus on long-range planning, which resulted in the 1955 Plan defining the urban growth boundary as shown on Exhibit 12.

The General Plan has subsequently been reviewed, revised and amended; however, there have been only two changes in the Urban Growth Boundary in over 25 years (Exhibit 12); and those were largely the result of the development of the current utility master plans, which are now being implemented (page 27).

The present Urban Growth Boundary (or limit), and the City limits as of February, 1981, are shown on Exhibit 13.

Exhibit 12
LODI'S URBAN GROWTH BOUNDARY



Urban Growth Area

There are approximately 2,153 acres in the City's urban growth area, as shown on Exhibit 13 ; that is the area between the existing City limits and the Urban Growth Boundary. The planned land use and corresponding acreages, by statistical area, are given on Exhibit 15 . The statistical areas (illustrated on Exhibit 14) are given in two ways: by geographic area, i.e. Woodbridge, west, southwest, etc.; and by Census Tracts as used for the 1980 Census.

NOTE: Only the undeveloped portion of Woodbridge is included in the statistics, and all acreages are given in gross acres (a deduction of 20% for streets approximates the net acres).

Of the total acreage, 65 acres is in the Mokelumne River Floodplain and is subject to flooding; 27 acres is planned in the southwest area for a drainage-basin park (G-South); 522 acres is planned for industrial uses and 1,539 acres for low density residential development. Exhibit 13 shows the floodplain area, and those areas planned for industrial and residential development.

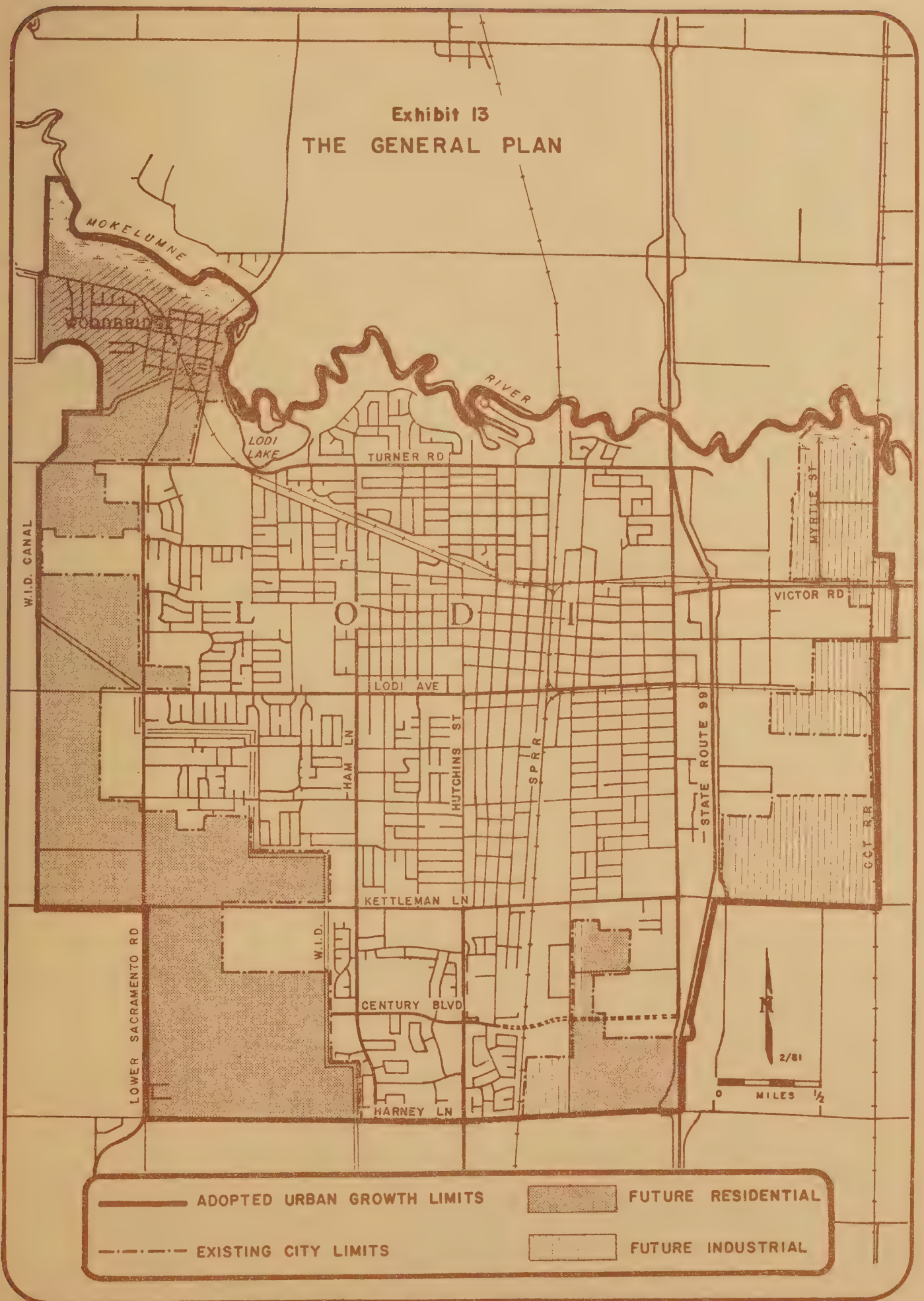
Industrial Growth

A major amendment to the General Plan was adopted in 1975, defining the intensity and location of the City's industrial areas. A complete discussion of planning for industrial growth is in the Planning Commission study and Environmental Impact Report, available in the Community Development Department.

Residential Growth

Most of the land within the urban growth area is planned for residential development. The estimated dwelling unit capacity of the area (shaded area on Exhibit 13) is given in Exhibit 16. The areas listed correspond to the map on page 20 (Exhibit 14).

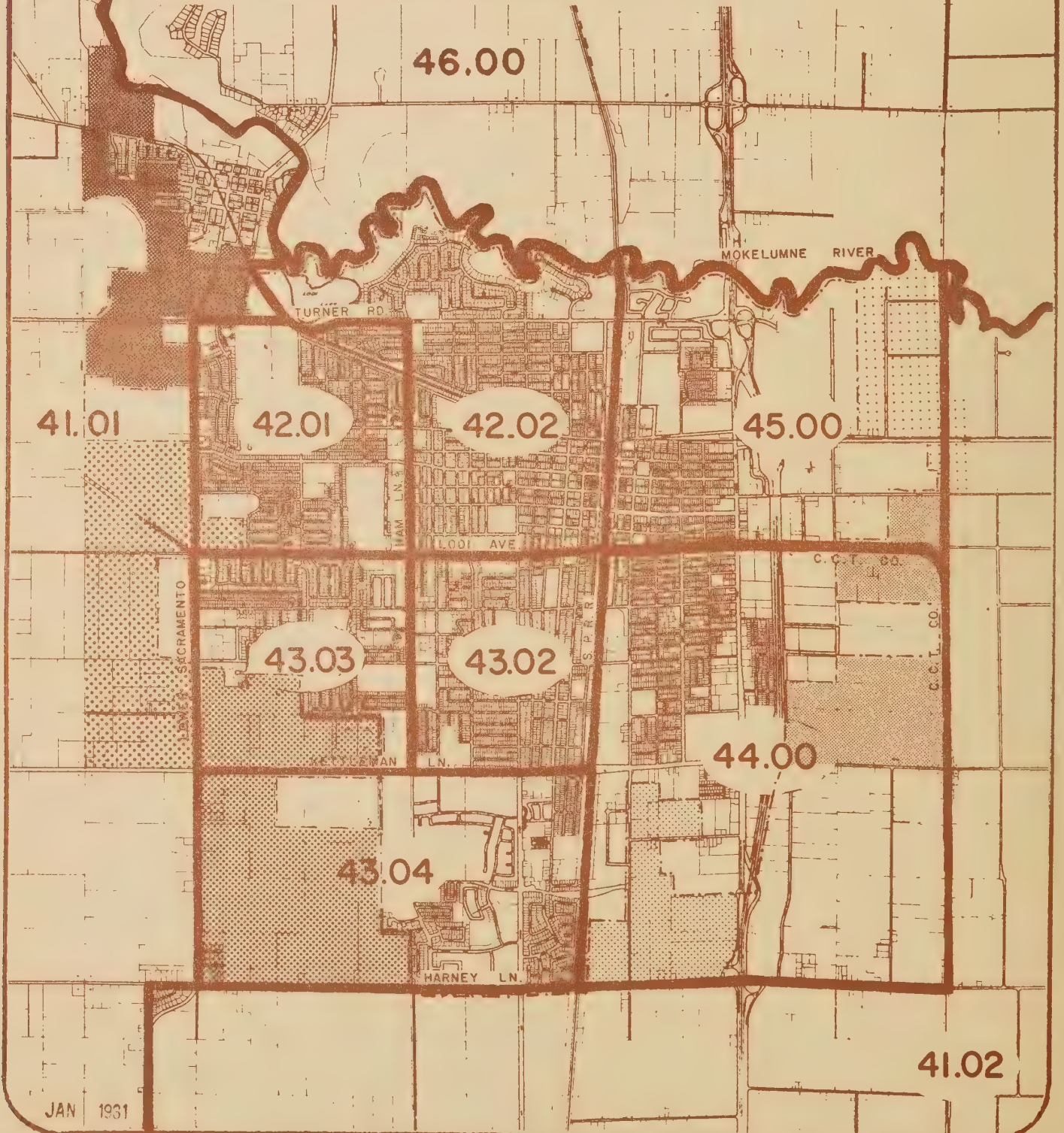
Exhibit 13 THE GENERAL PLAN



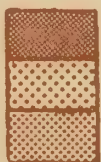
| | |
|-----------------------------|--------------------|
| ADOPTED URBAN GROWTH LIMITS | FUTURE RESIDENTIAL |
| EXISTING CITY LIMITS | FUTURE INDUSTRIAL |

Exhibit 14

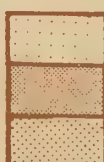
STATISTICAL AREAS WITHIN THE URBAN GROWTH AREA
(to be used with Exhibits 15 and 16)



JAN 1961



WOODBIDGE
WEST
SOUTHWEST



NORTHEAST
EAST
SOUTHEAST

43.02 1975 CENSUS TRACTS
— TRACT BOUNDARY
--- CITY LIMITS

Exhibit 15 **NUMBER OF GROSS ACRES BETWEEN EXISTING CITY LIMITS AND URBAN GROWTH LINE**

January, 1981

| AREA SEE EXHIBIT 14 | GENERAL PLAN DESIGNATION | | | | | | | |
|----------------------------|----------------------------|------------|--------|--------|--------------|--------------|------------|---------|
| | RESIDENTIAL Low Density | INDUSTRIAL | | | | RECREATIONAL | FLOODPLAIN | TOTAL |
| | | Light | Medium | Heavy | Unclassified | | | |
| EAST | 0.00 | 12.40 | 0.00 | 107.85 | 203.60 | 0.00 | 0.00 | 323.85 |
| NORTHEAST | 0.00 | 15.00 | 9.09 | 20.74 | 100.26 | 0.00 | 46.91 | 192.00 |
| SOUTHEAST | 193.23 | 15.68 | 0.00 | 0.00 | 37.86 | 0.00 | 0.00 | 246.77 |
| SOUTHWEST | 593.45 | 0.00 | 0.00 | 0.00 | 0.00 | 26.96 | 0.00 | 620.41 |
| WEST | 438.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 438.12 |
| WOODBIDGE | 313.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18.00 | 331.79 |
| TOTAL | 1538.59 | 43.08 | 9.09 | 128.59 | 341.72 | 26.96 | 64.91 | 2152.94 |
| | | | | | | | | |
| CENSUS TRACTS | | | | | | | | |
| 41.01 | 731.03 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18.00 | 749.03 |
| 41.02 | 0.00 | 0.00 | 0.00 | 0.00 | 27.28 | 0.00 | 0.00 | 27.28 |
| 42.01 | 20.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.88 |
| 43.03 | 184.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 184.08 |
| 43.04 | 409.37 | 0.00 | 0.00 | 0.00 | 0.00 | 26.96 | 0.00 | 436.33 |
| 44.00 | 193.23 | 28.08 | 0.00 | 69.57 | 241.46 | 0.00 | 0.00 | 532.34 |
| 45.00 | 0.00 | 15.00 | 9.09 | 59.02 | 72.98 | 0.00 | 46.91 | 203.00 |
| TOTAL | 1538.59 | 43.08 | 9.09 | 128.59 | 341.72 | 26.96 | 64.91 | 2152.94 |

Exhibit 16

ESTIMATED DWELLING CAPACITY OF UNDEVELOPED RESIDENTIAL LAND BETWEEN EXISTING CITY LIMITS AND URBAN GROWTH LINE

JANUARY, 1981

| AREA | GROSS RESIDENTIAL ACRES | NET ACRES | ESTIMATED NUMBER OF DWELLINGS (Net Acres) | | |
|----------------|-------------------------------|--------------|---|-------------|--------------|
| | | | @ 5.0 du/ac | @ 7.0 du/ac | @ 10.0 du/ac |
| SEE EXHIBIT 14 | | | | | |
| EAST | 0.00 ac | 0 | 0 | 0 | 0 |
| NORTHEAST | 0.00 ac | 0 | 0 | 0 | 0 |
| SOUTHEAST | 193.23 ac | 154.58 | 773 | 1,082 | 1,546 |
| SOUTHWEST | 593.45 ac | 474.76 | 2,374 | 3,323 | 4,748 |
| WEST | 438.12 ac | 350.50 | 1,752 | 2,454 | 3,505 |
| WOODBIDGE | 313.79 ac | 251.03 | 1,255 | 1,757 | 2,510 |
| TOTAL | 1,538.59 ac | 1,230.87 | 6,154 | 8,616 | 12,309 |
| | | | | | |
| CENSUS TRACTS | | | | | |
| 41.01 | 731.03 ac | 584.82 | 2,924 | 4,094 | 5,848 |
| 41.02 | 0.00 ac | 0 | 0 | 0 | 0 |
| 42.01 | 20.88 ac | 16.71 | 84 | 117 | 167 |
| 43.03 | 184.08 ac | 147.26 | 736 | 1,031 | 1,473 |
| 43.04 | 409.37 ac | 327.50 | 1,637 | 2,292 | 3,275 |
| 44.00 | 193.23 ac | 154.58 | 773 | 1,082 | 1,546 |
| 45.00 | 0.00 ac | 0 | 0 | 0 | 0 |
| TOTAL | 1,538.59 ac | 1,230.87 | 6,154 | 8,616 | 12,309 |

NOTE: Gross Residential Acres based on General Plan Designation. Low Density Residential carries a maximum planned density of 10 du/acre. Past experience shows most low density residential development in Lodi is at 5 to 8 du/acre. If planned development district zone is used, the residential density is that of overall development.

The capacities, based on net acres (assuming 20% of the gross acreage for streets), range from an additional 6,155 dwelling units to 12,309 units. Using the estimated and unofficial 1980 Census figure of 2.48 persons per household, the anticipated residential population of the urban growth area is approximately 15,000 to 35,000 persons.

NOTE: There are a number of variables which affect these figures.

First, the number of acres used for residential. Any land amended for another land use, i.e. commercial, will decrease the residential acreage, and hence the number of units and persons. The City also anticipates two or three drainage basins (in addition to the G-South basin) in the growth area, which will take out 40 to 60 acres. It is also anticipated that acreage will be needed for churches and schools.

Second, the density of development: Three density calculations are given, based on existing policy and development trends; however, it is unlikely that the entire area will develop at the maximum density. On the other hand, the cost of land and development, and pressures to preserve agricultural land, may force a reconsideration of the maximum planned density, which has a series of ramifications, depending upon what policy stance is followed.

Third, the persons per household is a figure based on 1980 unofficial census data for the entire City. The persons per household, by enumeration district (akin to neighborhoods) ranged from one person per household average to 3.23 persons average.

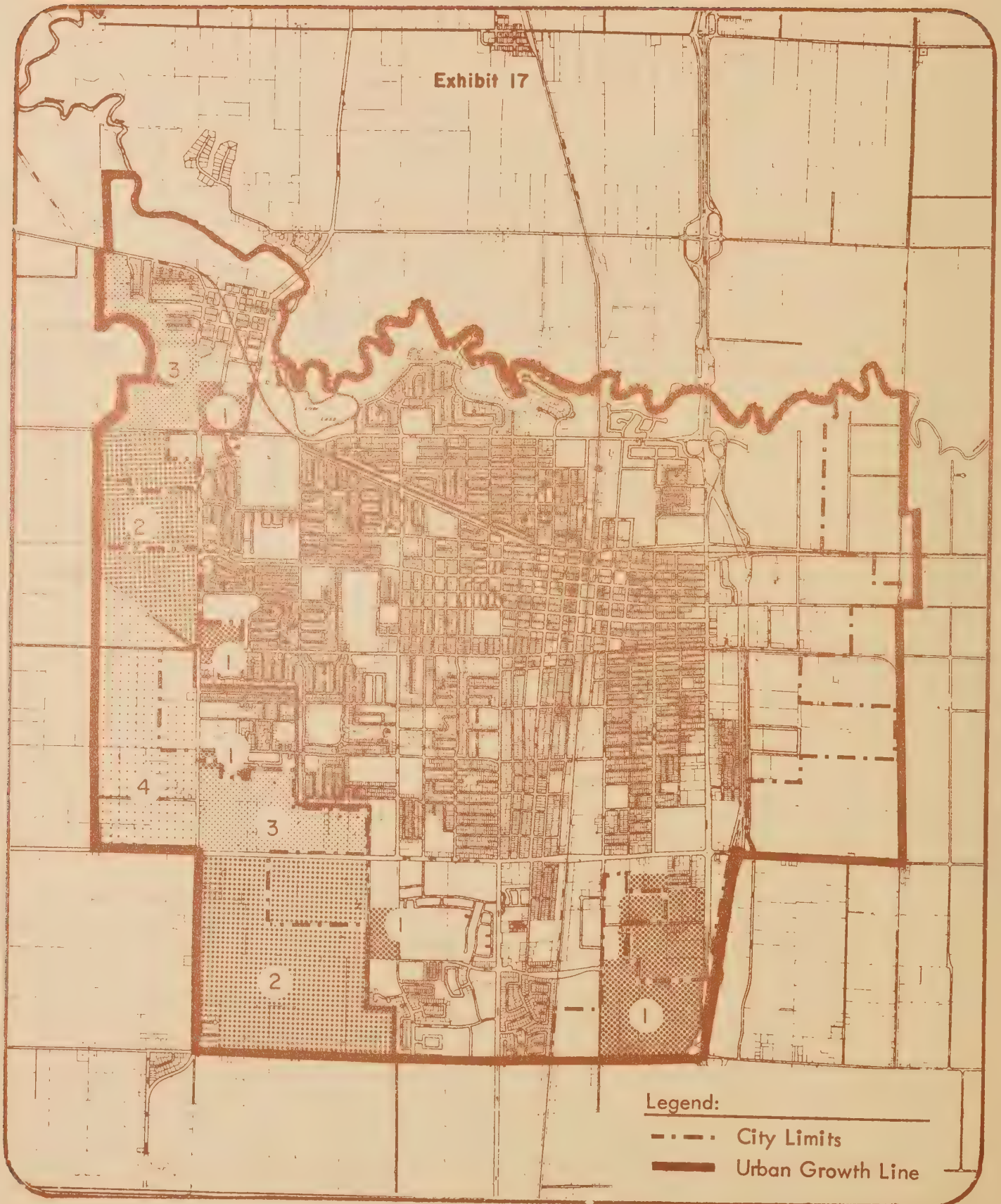
Actual development of the urban growth area (and parcels of land currently within the City limits) does not occur on a random basis. Development of the urban growth area depends most heavily on the City's drainage retention plan. As discussed on page 28, and illustrated in Exhibit 18, the drainage system is designed for construction in phases; therefore, one area must develop before the next and so on. Exhibit 17 illustrates this process. Those areas in Development Phase 1 can be most readily served at the present time, following by those areas in Phase 2, etc.

NOTE: These phases are not adopted policy and are constantly changing as areas develop.

The residential phasing map Exhibit 17 is provided primarily for those seeking information on "what areas can be developed?" Exhibit 18 provides a breakdown of the acreage in each of the phases shown on the map. Also included is an estimation of the number of dwelling units by area.

NOTE: These figures are based on 10 units per net acre, which is the maximum density permitted with the planned low density residential General Plan designation. Included within Phases 1 and 2 is acreage which is currently within the City limits;

Exhibit 17



RESIDENTIAL DEVELOPMENT PHASES, JANUARY 1981

Numbers indicate the most likely order of future development (phasing) with lower numbered areas developing before higher numbered areas. This is based on the Drainage Plan and is not adopted policy

therefore, the figures given here and those in Exhibit 16 will not be the same. The number of anticipated dwelling units for the specific developments is given in Exhibit 11 (Subdivisions and Residential Developments In-Process).

Exhibit 18
RESIDENTIAL DEVELOPMENT PHASES - JANUARY, 1981

| Phase | Gross Acreage | Net Acreage ¹ | Estimated Additional Dwelling Units By Phase ² |
|-------|---------------|--------------------------|---|
| 1 | 313.23 | 250.40 | 2,504 |
| 2 | 801.65 | 641.32 | 6,413 |
| 3 | 182.32 | 145.85 | 1,459 |
| 4 | 345.96 | 276.76 | 2,768 |

1) Net acreage equals a 20% reduction of the gross acreage for streets and utilities.

2) Calculated at 10 units/acre based on low density General Plan Designation, January 1, 1981.

Annexation

The City will accept proposals for annexation of territory within the Urban Growth Area if it is contiguous to the existing City Limits and does not create islands of unincorporated area. However, annexation consideration is not meant to imply that the area can be developed.

At the present time, the City has no agricultural designation on the General Plan; however, until parcels can be provided adequate urban services, they cannot develop and agriculture is considered the appropriate use, and the property is retained in the UH zone (discussed on page 26) until development can occur. Proposals for annexation should be discussed with the Community Development Department prior to application to the Local Agency Formation Commission. Generally, annexation requests are taken to the City Council, the LAFCO, and back to the City Council for final action at public hearing. Environmental documentation is required.

Zoning

The General Plan provides a policy basis for specific zoning within the City and for future urbanization of that area between the incorporated City limits and the adopted Urban Growth Line (or Limits or Boundary).

Land within the City of Lodi is precisely zoned consistent with the General Plan. Development proposals are processed through the City Community Development Department, and may require action by the City Council, the Planning Commission, and/or the Site Plan and Architectural Review Committee (SPARC). Unless rezoned, parcels annexed to the City of Lodi are given an UH (Unclassified Holding) zone until they are "developable." UH is actually a strict agricultural holding zone. Annexation is discussed on page 25. Copies of the City zoning map and excerpts of the zoning ordinances are available in City Hall.

Woodbridge

It is important at this point to discuss Woodbridge. This unincorporated, historical satellite community was laid out in 1859 at the location of Woods Crossing. A number of commercial buildings, and some residences, from the early days of the town are still in use, and there are a number of new subdivisions on the ground and in the planning stages. Sewer and fire protection services are provided through special districts. The water system, currently being expanded, is now owned and operated by a County Utilities Maintenance District.

Although Woodbridge is within the City of Lodi Planning Area, there are no specific City policies or plans at this time regarding City provision of public services to Woodbridge. For further information about Woodbridge, interested persons should contact the San Joaquin County Planning Department in Stockton.

UTILITIES AND SERVICES

All utilities within the City of Lodi are provided by the City, except telephone, gas, and cable TV services, which are provided by the Pacific Telephone Company, Pacific Gas and Electric Company and Lodi Cable TV. All development plans submitted to the City are reviewed by these companies. Sanitary City Disposal Company, a franchise collector, provides refuse disposal service within the City. The City's Harney Lane Landfill Site is now operated by San Joaquin County, and is scheduled for replacement by 1982. California Waste Removal Systems, Incorporated, located on East Turner Road, is constructing a waste transfer facility, which is to be open to the public.

The City's utilities, and the road and street system (discussed on page 34) are based on the City's General Plan, and have a direct bearing on when a piece of property can be considered for urban development. The systems are sized at this time to accommodate the urban development only within those limits shown on Exhibit 13.

Utilities, including streets, are extended almost entirely at the cost of the developer, and are an important consideration in calculating the feasibility of developing any piece of property. To assist property owners and potential developers in this effort, the City Engineer, upon request, will prepare a "Preliminary Check List for Development" (also called the Pink Sheet, see Appendix B.)

Fire and police protection is provided by the City of Lodi. A complete discussion of these services is contained in the City's Safety-Seismic Safety Element of the General Plan. Development proposals are reviewed by both services, and building permit applications are reviewed by the Fire Marshal. The Fire Marshal is also concerned with occupancy changes within existing structures. Contemplated changes and significant new projects should be reviewed with the Fire Marshal in advance, to assure adequate on-site fire prevention measures.

Drainage

The City's drainage system is perhaps the most critical utility in terms of urban expansion and development. Because of the City's topography, limitations of the Woodbridge Irrigation District on drainage into their facilities, and the input of citizens and area farmers, the City Council adopted a retention-basin plan in 1963, prepared by Blair-Westfall Associates. The City is divided into basin service areas as shown on Exhibit 19 . There are currently four basins in full operation, with Salas Basin nearing completion and the C-basin (undeveloped) in partial use. The City owns property for development of the G-South basin and is working on funding for the East Area storm drain line between the C- basin and the Mokelumne River to serve the C area, which includes a portion of the developed City area. If this line cannot be financed through an EDA grant or other similar mechanism, it will require funding by the City with the use of the Master Drainage Fund. The purchase and development of basins in the E, F and G-North areas will complete the drainage system. All of the basins are to be developed for recreational use.

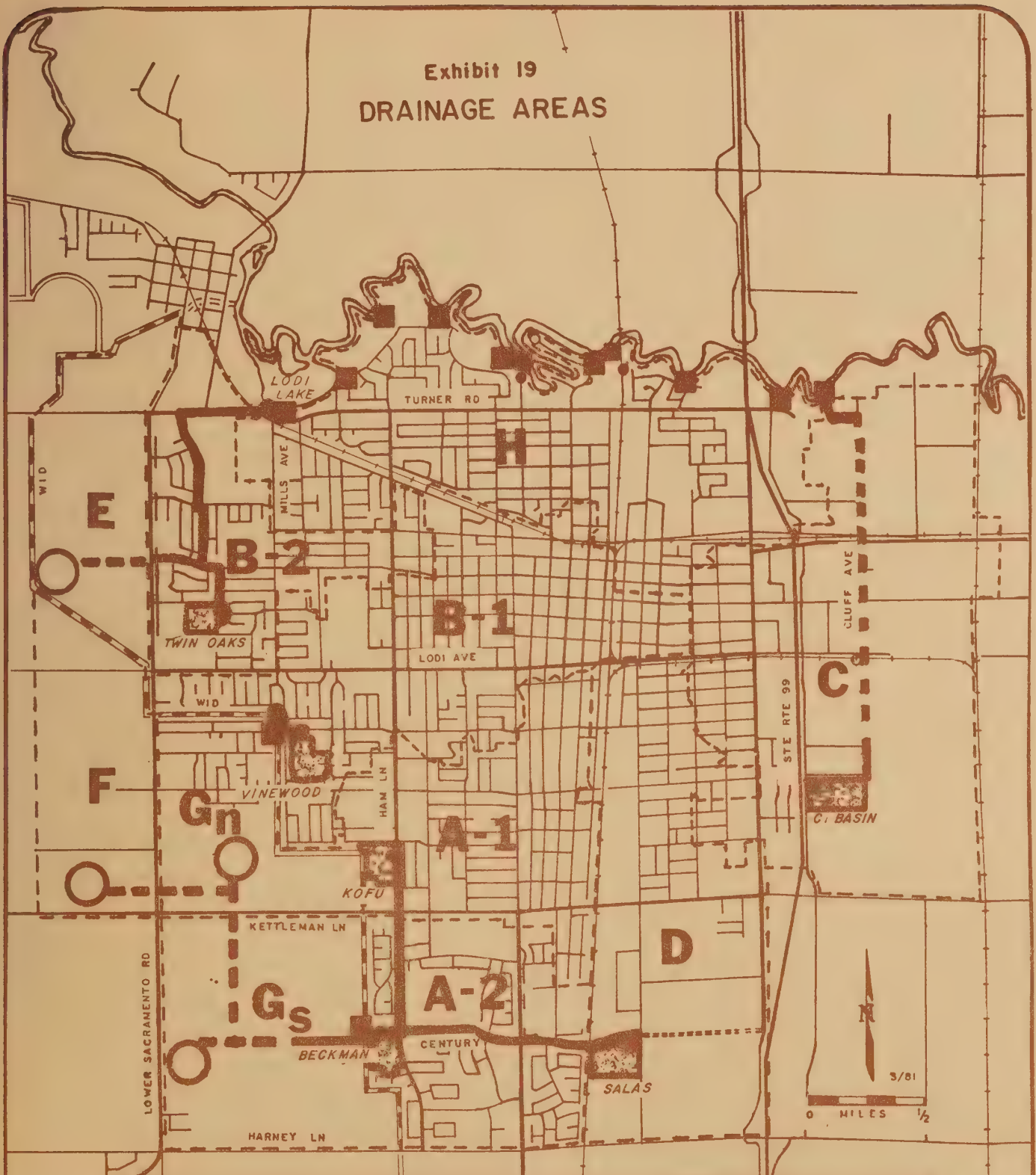
The development of the basins and the trunk line system should be done in phases based on area topography. The system's concept is not complicated. Rain water flows from the surfaced areas and streets into the underground collection system, where it moves by gravity flow to the basin(s). The water is retained in the basins until it can be discharged from the system into Lodi Lake, the Mokelumne River or the Woodbridge Irrigation Canal at two locations. The City is permitted to pump water into the Canal at a very limited rate; therefore, all rainfall over the pumping limitation must be retained until it can be pumped out. Before the present system, the water was retained on the streets and in the collection system, resulting in numerous flood situations.

The first three basins and the trunk lines were financed by a bond issue. New facilities are now financed through a master drainage fee which is paid by the developer at the time a parcel is developed. The fee is based on gross acreage and the adopted formula provides for adjustment every six months to take care of inflation. All fees go into a drainage fund, which is used as the monies build up, at the discretion of the City Council, to construct basins and/or trunk lines in new areas ready for development. This phasing system is the basis of the Residential Growth phases, discussed on page 23 and shown on Exhibit 17 .

Exceptions to the timing of development, but not to the system concept, have been approved by the Council under specific circumstances.

The drainage requirements for all developments should be discussed in detail with the City engineer during the conceptual planning stage.

Exhibit 19 DRAINAGE AREAS



[X]

DRAINAGE AREA



EXISTING BASIN



PLANNED BASIN



PUMPS

BASIN INTERCONNECT LINES



EXISTING



PLANNED



MAJOR
OUTFALL STRUCTURE

Wastewater

The City's Water Pollution Control Facility is located at White Slough on Thornton Road, west of I-5 in the California Delta. The plant was last enlarged in 1977 and has a design capacity of 5.8 million gallons per day. The existing flows average 3.9 million gallons per day. Water conservation efforts within the City have resulted in decreased flows to the treatment plant, which has the effect of conserving capacity.

Two lines carry raw wastewater from the City to the treatment plant. There is an industrial waste line which carries waste from several large industries in the City, to settling ponds at the plant site. The domestic wastewater line goes directly into the plant, where it receives primary and secondary treatment. The treated effluent is used for pasture irrigation on the property or is discharged to White Slough during certain times of the year.

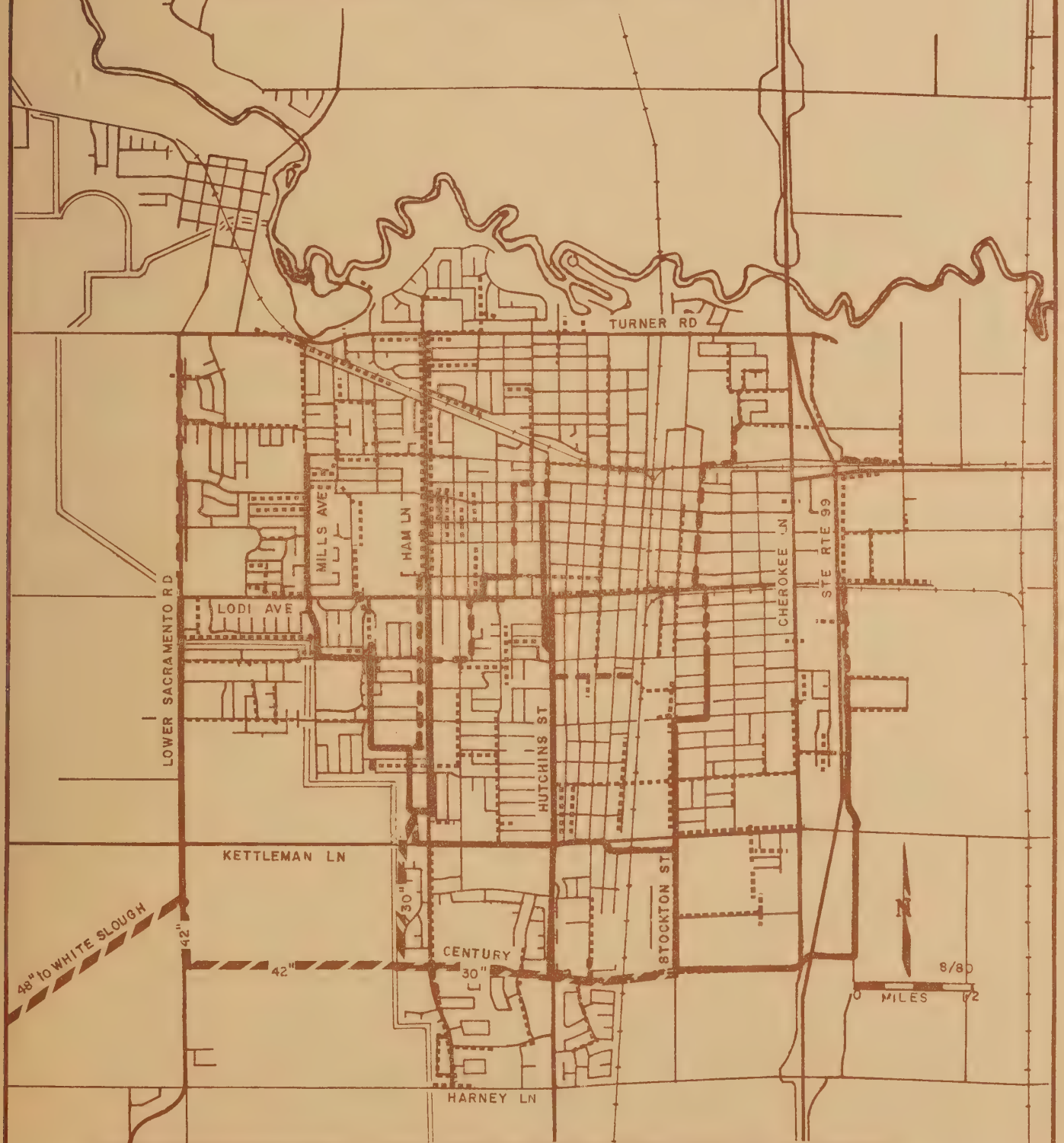
Over 140 miles of pipe comprise the collection system, which operates almost entirely by gravity flow. Lift stations are necessary in some areas where existing lines are too shallow to be extended in accordance with City standards. Wastewater lines 8 inches or larger are shown on Exhibit 20 . A detailed map of all lines is available in the City Public Works Department.

The developer is responsible for the installation of all sewers necessary to serve his development. Where the Plan calls for a line 12 inches or larger in diameter, the City participates in the cost. Reimbursement agreements are prepared where a developer extends a sewer that will serve adjacent property. The reimbursement charge is collected by the City and paid to the developer when the adjacent land develops.

There is a connection fee charged to cover plant capacity and a monthly service charge to cover operational cost. Residential fees and charges are based on the number of bedrooms. Industrial users are charged on the basis of the strength and volume of the waste, and commercial charges are based on various land-use related measurement criteria, i.e. a restaurant is charged on the basis of the number of seats.

It is estimated that the City's White Slough Plant has sufficient treatment capacity to serve an additional 16,800 persons (total population of 52,236). This assumes 80% of the actual capacity will be needed for residential uses (industrial and commercial uses are expected to require the other 20%), and that post-drought water conservation conditions will continue. If water usage returns to pre-drought levels it is estimated that only 8,400 additional people can be served.

Exhibit 20 WASTEWATER COLLECTION SYSTEM



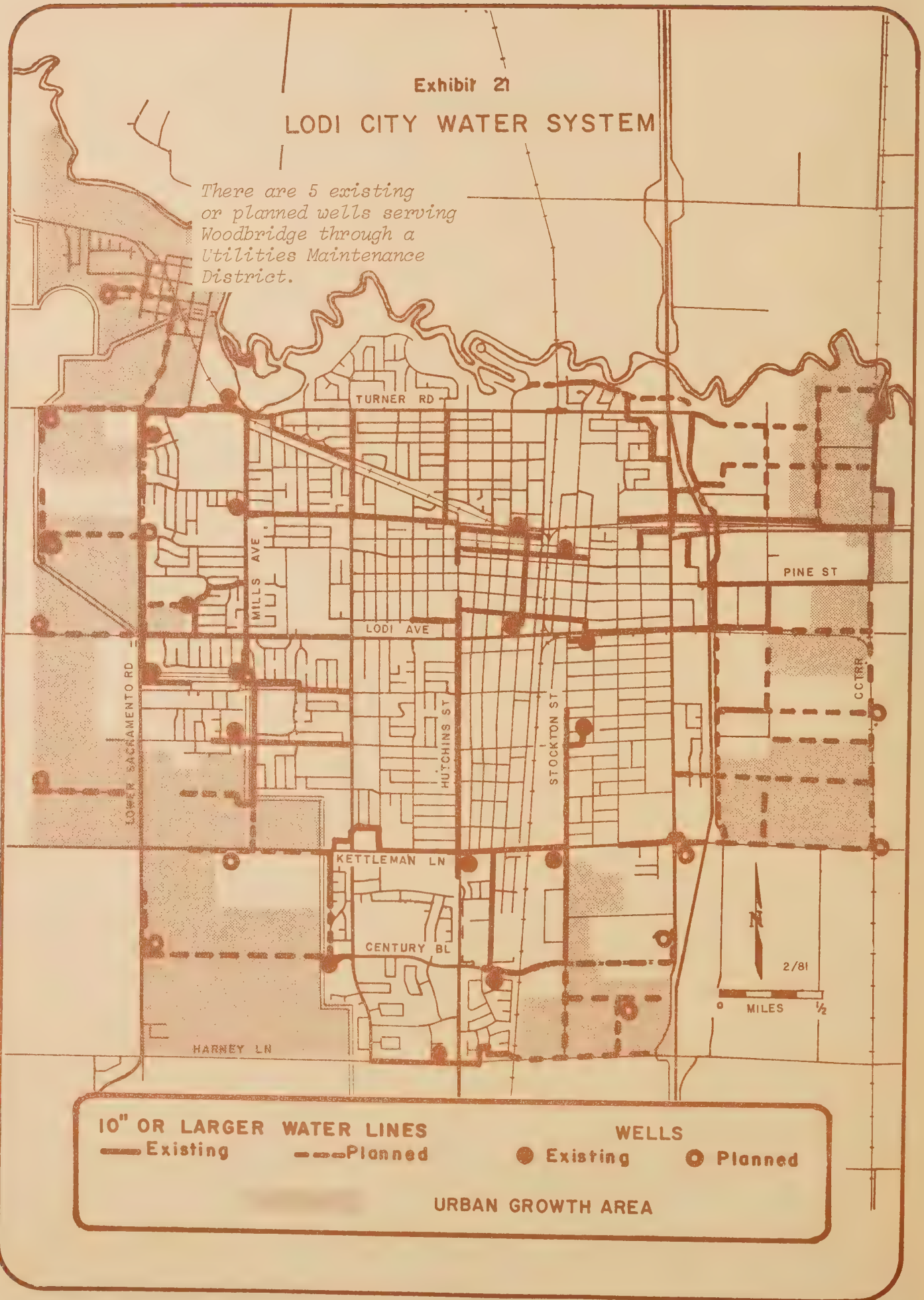
..... 8", 10", 12" LINES ——— 18", 21", 24" LINES
 - - - - 14", 15", 16" LINES // // TRUNK LINES

The major network of 6" lines is not shown

Exhibit 21

LODI CITY WATER SYSTEM

*There are 5 existing
or planned wells serving
Woodbridge through a
Utilities Maintenance
District.*



10" OR LARGER WATER LINES
 — Existing - - - Planned

WELLS
 ● Existing ○ Planned

URBAN GROWTH AREA

Water

A generalized version of the City's existing and planned water system is shown on Exhibit 21. A detailed map of all existing water lines within the City is available from the Public Works Department in City Hall.

All of the City's water comes from wells (18 at present) drawing from aquifers 150 to 500 feet below ground surface.

The entire water system, which has a maximum pumping capacity of 42 million gallons per day, is monitored 24 hours per day and wells are regulated as necessary. The water supply is not regularly chlorinated; however, it can be done under emergency situations. The City currently is served by approximately 140 miles of water lines and over 1,000 fire hydrants.

New water lines are sized based on the General Plan land use designations. Lines are being added or replaced in the older areas of the City on the basis of the existing and proposed land use densities. Upgrading is necessary to assure minimum daily flows and to provide an adequate supply for fire flows.

The City has an established water conservation program which has been effective in reducing water consumption. Residential water use is not metered; however, meters are required on new industrial and many commercial developments. Installation of water lines to City specifications is the responsibility of the developer. As new areas are developed additional wells are drilled using revenues from the water utility. The developer is responsible for the extension of all water mains; however, the City, from utility revenues, pays for oversizing mains where the increased size benefits the overall distribution system.

Electricity

The City of Lodi has owned and operated the electrical distribution system, which has served residential, commercial and industrial customers within the City limits since 1910. Today's 15,500 customers are served by three substations, approximately 140 miles of 12 KV distribution line and a 10 mile-60 KV transmission "loop." The loop connects the City's source of power to the three substations. Since it can provide electricity to each substation from two directions, it helps assure continued flow to all substations in the event of a loss of a portion of the loop.

All electricity is currently purchased by the City in bulk from Pacific Gas and Electric Company. However, in anticipation of ever-increasing energy costs (80% of the Utility Department budget goes directly to energy costs; the remaining 20% covers operation and maintenance, new equipment and all aspects of planning and administration for the entire system), the

City has joined the Northern California Power Agency (NCPA) for the purpose of finding and developing new sources of affordable power. Through NCPA (an organization of 11 cities and one rural electrical cooperative), the City is involved in two geothermal projects and a hydroelectric project. Based on current projections, these projects will result in significant future savings for the City's utility customers. The City is constantly watchful for other sources of less expensive power which might become available to meet existing and anticipated customer needs.

Although the City's electrical distribution system is built, to a large extent, on an as-needed basis (to assure adequate cost-effective service), there is a great deal of advance planning and action that must precede actual utility service to a new development. Distribution feeder lines are planned at least 2½ years in advance of on-line need, transmission lines at least 5 years in advance, and generation 10 to 20 years.

All new developments proposed within the City are analyzed by the Utility Department in advance of construction, to determine power and equipment needs. Construction of the necessary facilities to City specifications, are made a condition of all approvals.

Roads and Streets

The City of Lodi maintains approximately 128 miles of roads and streets. Arterials, major collectors and some minor collectors are developed on the basis of the City General Plan. All other streets are improved on the basis of the subdivision map. The City currently has 37 adopted specific plans and there is an adopted circulation plan for the east side industrial area. There are also a number of streets which have adopted setback lines, in anticipation of future road widening. All street improvements, including curb, gutter, sidewalk and street lights are the responsibility of the developer, with City participation in South Hutchins Street and Lower Sacramento Road. Prospective developers, including individual landowners anticipating property improvements in excess of \$10,000 should contact the City Public Works Department for street dedication and improvement information.

Construction and maintenance of private streets, such as those found in mobilehome parks or condominium projects are the sole responsibility of the developer/owner and must be approved by the City.

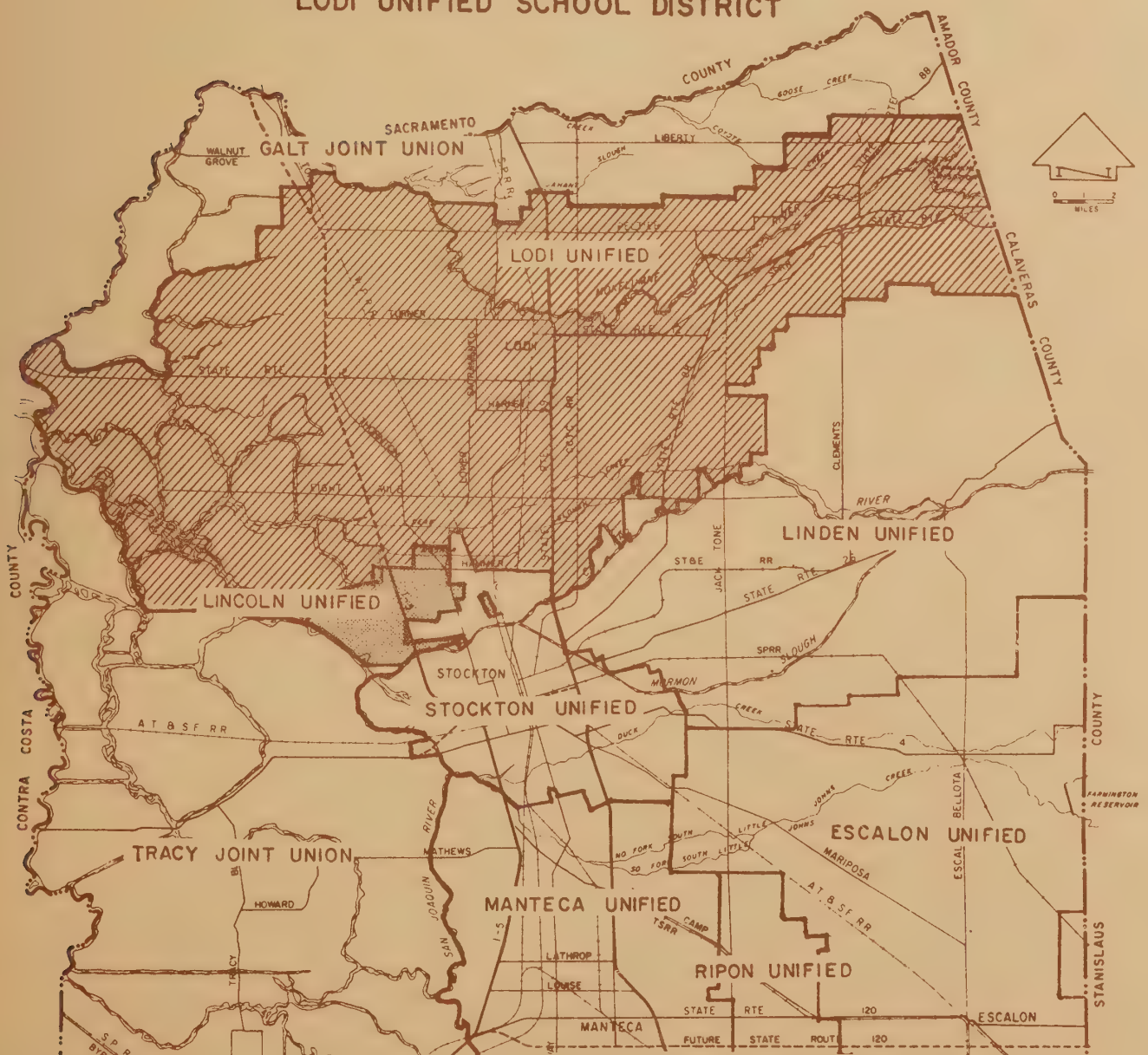
Schools

Lodi is within the Lodi Unified School District, which serves nearly all of northern San Joaquin County, including portions of North Stockton, as shown on Exhibit 22. At this time the District does not have adequate classroom space to meet its needs; therefore, children are bused throughout the

District to attend school. A statement of impact has been filed and A \$200 per bedroom tax on new construction has been approved in Lodi, Stockton and San Joaquin County for use in providing temporary facilities. The legitimacy of this tax is under consideration by the courts; however, until there is a decision, all residential units built in developments approved in Lodi after December, 1978 are subject to the tax at the time a building permit is approved.

NOTE: Residential developers are directed to discuss residential proposals with the School District's administrative officers during the planning stages. All school-related data should be obtained directly from the School District.

Exhibit 22 LODI UNIFIED SCHOOL DISTRICT



APPENDICES

Appendix A

History of Planning Activity in Lodi

| DATE | IN LODI..... |
|------|---|
| 1869 | The Central Pacific Railroad subdivides the area now known as Lodi. |
| 1906 | Lodi was incorporated as a means to provide better utility service by municipal ownership and operation. Early planning work was informal; streets and city services were extended to outlying areas as there was need and as they were built up. The shape of the city was largely determined by economic factors. The railroad was the axis around which the city developed. Packing sheds and other industries located along the railroad to facilitate shipment of their products, and commercial facilities were concentrated as near the railroad depot as possible. Further out came residences; and virtually at their backdoors, grew the vineyards. |
| 1907 | The State of California enacted the first Subdivision Map Act. |
| 1915 | The State enacted enabling legislation authorizing cities and counties to create planning commissions. |
| 1917 | Framework for local zoning established by the State. |

DATE IN LODI.....

- 1919 Lodi's first planning commission convened on December 8, 1919. The minutes of the first meeting record a discussion of building setbacks. Other problems discussed in these early years include street widths, street signs and street landscaping; billboards; parks and playgrounds; automobile camp grounds; speeding by delivery wagons; and alleged failure of the gas company to provide service paid for by consumers.
- 1921 Lodi's boundaries were defined in a motion which was adopted by the commission at the March 23, 1921 meeting. They were: Woodbridge Road on the north; Cherokee Lane on the east; Kettleman Lane to the south; and "on the west the center lines of sections 11 and 12 which runs north from Kettleman Lane to the Woodbridge Road," (now called Turner Road).
- 1924 Establishment of Lodi Lake Municipal Park was recommended by the Commission on August 13, 1924.
- 1926 On December 13, 1926, the Commission recommended "the framing of an ordinance designating the boundaries of a business district, and restricting to such area the building and running of places for business not of a professional nature, such an ordinance to be the first step in the movement for the zoning of the city."
- 1927 Cities and counties were authorized by State law to prepare master plans (general plans).
- 1929 Adoption of master plans made mandatory for those cities and counties establishing planning commissions (based largely on the 1928 U. S. Department of Commerce Model Standard City Planning Enabling Act). Subdivision Map Act revised by the State enabling local governments to require dedication of improvements.

The City of Lodi Planning Commission unanimously adopted the following motion at the March 27, 1929 meeting:

"Being convinced of the fact that the lack of a zoning ordinance renders the City powerless if called to prevent the erection of objectionable buildings or the starting of undesirable business in the residential district. Commissioner Henning motioned, Bewley second, that the Commission recommend to the City Council the prompt adoption of a zoning ordinance for the City of Lodi."

The Planning Commission appears to then remain inactive from 1929 until 1936.

DATE IN LODI.....

1936 A nine-member Planning Commission was appointed, including the City Engineer, City Clerk and Building Inspector, which drafted Lodi's first zoning ordinance.

1937 All cities and counties were required to adopt master plans. Also, cities and counties were authorized to prepare "precise plans" (similar to specific plans of today) for implementation of the master plan.

1947 Lodi's Planning Commission adopted a street plan for undeveloped areas, including a fringe area one-quarter mile wide around the city.

1952 The 1936 zoning ordinance was repealed, and Zoning Ordinance No. 469 was adopted as "the Official Plan of Land Use" of the City of Lodi. The new zoning ordinance was administered by a newly-created Zoning Committee, thereby releasing the Planning Commission from the duties of zoning adjustments and variances, and permitting it to give major attention to long-range planning.

1955 Land Use and Circulation Elements were required in the General Plan.

A master plan was adopted by the City on October 5, 1955.

1957 The engineering firm of Wilsey and Ham was selected by the Lodi City Council to prepare a "Master Drainage Plan." The plan called for a system of ditches to drain any and all foreseeable developments on a gravity-flow basis. The three-phase plan involved a total cost of \$1,594,225.

1961 A revision of the 1955 Master Plan was adopted by the Planning Commission on August 14, 1961; however the City Council did not approve it.

1962 The City Council authorized Blair-Westfall Associates to prepare an alternative storm drainage plan which could be "studied, questioned, clarified as required, and publicized so that it may be acceptable to the voters in the future."

The second plan, published on February 25, 1963, called for retention and recharge basins to hold water run-off during and after storms and to serve as recreational facilities at other times. The same basic plan is used today.

Since Woodbridge Irrigation District owned and operated the discharge canal, a contract was drawn up with the

DATE

IN LODI.....

City limiting the amount of storm drain outfall and the number of outfall locations.

This limitation to storm drainage became a controlling factor on the rate of development in Lodi, as new development on Lodi's urban fringe required the extension of costly storm drainage trunk lines. Phasing of undeveloped residentially-designated land was eventually used to indicate, in most cases, in what order development would become feasible.

- 1965 Cities and counties authorized to prepare "specific plans." Since 1966, 35 specific plans have been approved.
- 1967 Housing Element required in the General Plan. Cities were required to adopt a housing element by July 1, 1969.
- 1970 Conservation and Open Space Elements were required in the General Plan.
- 1971 Seismic Safety, Noise, Scenic Highway and Safety Elements were required in the General Plan. Zoning and subdivision approvals required to be consistent with the General Plan as adopted.
- 1972 Lodi City Planning Commission holds its first General Plan Review meeting on April 17, 1972.
- 1973 State of California limits amendments to the General Plan to three times per year.
- On June 18, 1973, the Planning Commission adopted the Open Space/Conservation Element of the General Plan. It was adopted by the City Council on June 27, 1973.
- 1975 Legislative intent added clarifying internal consistency in the General Plan.
- Planning Commission adopted the revised edition to the General Plan at its meeting of March 24, 1975.
- 1978 City Council of Lodi adopted an Interim Housing Element of the General Plan on June 21, 1978. Portions of the Housing Element were written by and adopted by the San Joaquin County Council of Governments (COG).
- 1979 Noise Element adopted on January 17, 1979 as written by COG.
- 1980 Safety and Seismic Safety Elements adopted on July 2, 1980.



Appendix B

The Pink Sheet

PRELIMINARY CHECK LIST FOR DEVELOPMENT

TYPE OF DEVELOPMENT _____

1. ZONING Contact Community Development for:

- ☐ Proper Zone ☐ Use Permit
- ☐ Minor Subdivision ☐ Annexation
- ☐ Site Plan & Architectural Review
- ☐ Environmental Clearance

2. BUILDING ☐ Contact Building Division for building, plumbing, mechanical & electric code requirements.

3. STREETS

- ☐ Right-of-way Dedication

- ☐ Specific Plan
- ☐ Corner Cut-offs
- ☐ Exact Street Alignments Unknown

☐ Street Improvements by Developer

- ☐ Engineering Plans
- ☐ Improvement Security
- ☐ Construction
- ☐ Curb and Gutter
- ☐ Sidewalk
- ☐ Grading and Paving
- ☐ Cherokee Lane Beautification
- ☐ Street Lights
- ☐ Street Trees

☐ Existing Facilities - Relocation by Developer

- ☐ Driveways
- ☐ Fire Hydrants
- ☐ Trees
- ☐ Power Poles
- ☐ Street Lights

☐ Encroachment Permits Required for

- ☐ Street Improvements
- ☐ Building Overhang
- ☐ Roof Drains under Sidewalk
- ☐ Driveways
- ☐ Sign Overhang
- ☐ Raised Planters
- ☐ Trees

- ☐ State Dept. of Transportation Encroachment Permit

- ☐ San Joaquin County Encroachment Permit

4. WATER

- ☐ Water Main Available _____

- ☐ Reimbursement fees due from Agreement

Amount of Fees _____

- ☐ Water Service - Size _____ Cost \$ _____

- ☐ Water Main Extension by Developer

- ☐ Engineering Plans
- ☐ Improvement Security
- ☐ Construction
- ☐ Oversize City Participation
- ☐ Tie into Existing System by City
- ☐ Easement or Rights of way
- ☐ Extension Eligible for Reimbursement with Agreement

- ☐ Water Meter Required - Max. gpm

- ☐ Backflow Prevention Device

5. SANITARY SEWER

- ☐ Sanitary Sewer Available _____

- ☐ Reimbursement Fees Due from Agreement

Amount of Fees _____

- ☐ Sewer Service - Size _____ Cost \$ _____

- ☐ 50' Clearance to Domestic Wells

- ☐ Grease or Sand Trap

- ☐ Sewer Extension by Developer

- ☐ Engineering Plans

- ☐ Improvement Security

- ☐ Construction

- ☐ Extension Eligible for Reimbursement with Agreement

6. STORM DRAINS

- ☐ Storm Drain Available _____

- ☐ Storm Drainage Fee per gross acre

- ☐ Intract Drainage Fee \$ _____

- ☐ Master Drainage Program \$ _____

- ☐ On-site Storm Drains

- ☐ Storm Drain Service - Size _____

- ☐ Roof Drains under Sidewalk

- ☐ Storm Drain Extension by Developer

- ☐ Engineering Plans

- ☐ Improvement Security

- ☐ Construction

- ☐ Storm Drain Credits

- ☐ Easements or Rights of Way

7. ELECTRICITY ☐ Contact City Utility Dept. for electric service and requirements.

8. INDUSTRIAL WASTE

- ☐ Industrial Waste Line Available

- ☐ Permit Required

- ☐ Pre-treatment Required

- ☐ Monitoring Manhole on Site

- ☐ Industrial Waste Service

Size _____ Cost \$ _____

9. FIRE PROTECTION

- ☐ Fire Protection Fee \$100/gross acre

- ☐ Off-site Hydrants

- ☐ By Owner ☐ By City

- ☐ On-site Fire Protection

- ☐ Number of Hydrants and Lay-out to Fire Chief's Approval

- ☐ Fire Service Line

Size _____ Cost \$ _____

- ☐ Fire Sprinkler System (Bldg. Code Req.)

10. ENGINEERING ☐ 3% of Cost of Off-site Improvements

11. OTHER

FEES & REQUIREMENTS SUBJECT TO AMENDMENT UPON RECEIPT OF DETAILED PLANS

Location _____

For _____

By _____

Date _____

Number _____

COUNCIL MEMBERS

James A. McCarty, *Mayor*
Richard Hughes
Walter Katnich
Robert G. Murphy
James W. Pinkerton, Jr.

PLANNING COMMISSIONERS

Fred M. Reid, *Chairman*
A. Fred Baker
Joanne Hoffman
Jeff Kirst
Michael A. Lapenta
Harry Marzolf
L. D. Tonn

CITY STAFF

Henry Graves, *City Manager*
Jerry Glenn, *Assistant City Manager*
Ron Stein, *City Attorney*
Alice Reimche, *City Clerk*
Jack Ronsko, *Public Works Director*
Dave Curry, *Utility Director*

Marc Yates, *Police Chief*
Don MacLeod, *Fire Chief*
Fred Wilson, *Finance Director*
Leonard Lachendro, *Librarian*
Ed DeBenedetti, *Recreation/Parks Director*
James B. Schroeder, *Community Development
Director*

PROJECT STAFF

M. J. "Mamie" Starr, *Project Planner*
Tim Fedorchak, *Planning Intern*
Cynthia Comstock, *Planning Intern*
Barbara Baber, *Typing Specialist*



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COVER: An oblique view of 'urban' Lodi, looking northwest.
From a reproduction of an advertisement distributed
by Beardsley, McMaster and Co. Real Estate c.1900.